

**512 Ripon Street South, Redan, Vic 3350**



**Sold House**

Friday, 8 March 2024

512 Ripon Street South, Redan, Vic 3350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 768 m2**

**Type: House**



Jo Thornton

0409356478

**\$450,000**

Set on 768m<sup>2</sup>, this period home oozes street appeal, and is brilliantly positioned in an enviable Ballarat location, just ready and waiting for the lucky purchaser to call this beauty 'home'. Walking distance (2km or less approx) to Lake Wendouree, Ballarat Base Hospital, Ballarat and Clarendon College, Ryans IGA Pleasant Park, Victoria Park, Bray Raceway, City Oval, Blake Family Grocer, and so much more! This property offers all the incredible benefits of inner-city living, yet in a quiet wide tree-lined street. The home comprises three bedrooms, master bedroom with split system, ensuite with shower, vanity and toilet, and WIR, second bedroom with BIRs, and a multi-purpose third bedroom. The central living room is spacious in size and features a rinnai gas heater and flows through to the updated kitchen with quality cabinetry and dining zone. The main bathroom is adjoining the large laundry and includes shower over bath, toilet and in-built vanity with great storage. The home is complete with a sunroom at the rear which leads out to the rear yard and outdoor studio. Externally is an outdoor studio with built in storage and incredible light, 3rd toilet, single lock up garage, fernery area, together with a generous backyard separated into two sections and the entire property then backs onto Trekardo Park with plenty of space around you. With so many options on the table with this property, it will appeal to a broad range of buyers and it is ready to move in and enjoy as it is right now in its current state. Either way, this is an opportunity not to be missed and is a must to inspect. Contact the exclusive listing agent Jo Thornton 0409 356 478 today to find out more.