

# 6 Gingella Court, Ballan, Vic 3342

**McGrath**

## Sold House

Thursday, 12 October 2023

6 Gingella Court, Ballan, Vic 3342

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 2120 m2

Type: House



Jacqui Sfetcopoulos  
0411065339

## Contact agent

Nestled in a peaceful cul-de-sac in the charming town of Ballan, sits this fantastic family home. Boasting an expansive land size of just over half an acre, providing your family with ample space to grow, play, and create lasting memories. Throughout the home, you'll find luxurious upgrades that elevate your living experience. Enjoy the 2.7m high ceilings, downlights in every room, ducted gas heating for those chilly Ballan winters, and evaporative cooling for the summer months. Double glazed windows add both energy efficiency and peace and quiet. This home offers three generously sized bedrooms, each thoughtfully designed to provide comfort and ample storage. The stunning master suite features a his-and-her walk-through robe that leads into a private ensuite. The ensuite is spacious with a double basin vanity and a separate toilet for added convenience. The remaining two bedrooms feature extra-large built-in robes with sliding doors, ensuring your family's storage needs are met. There's also a separate study, perfect for a home office or an extra bedroom when needed. The heart of the home is the gourmet kitchen, equipped with 40mm stone bench tops, a double under-mount sink, a 900mm built-in electric oven, a 900mm gas stove top, a dishwasher, and an extra-large walk-in pantry with ample space for your groceries and a dedicated fridge cavity. The spacious open plan kitchen, dining, and living area is perfect for family gatherings and entertaining. Double sliding doors lead to the undercover alfresco area, seamlessly connecting indoor and outdoor living spaces. The main bathroom is generously sized and offers a shower with a separate bath and a single basin vanity. There's also a separate powder room conveniently located down the hallway, next to the large laundry that features a linen/storage cupboard and access to the yard. The double garage offers drive-through access to the rear yard. Featuring a massive 17.6x7m shed with concrete flooring and power, ideal for hobbies and storage. The size of the block allows plenty of yard space for kids and pets to run and play freely. This home is perfectly situated, close to essential amenities such as the local medical centre, parklands, primary schools, shops, cafes, and the Ballan train station. Enjoy the best of what beautiful Ballan has to offer! Don't miss the opportunity to make this exquisite family retreat your own. Call Jacqui on 0411 065 339 or Amanda on 0431 387 323 to book your inspection today!