

**622 Bell Street, Redan, Vic 3350**



**Sold House**

Thursday, 21 March 2024

622 Bell Street, Redan, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 872 m2**

**Type: House**



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**\$457,500**

Nestled in a quiet street yet conveniently positioned just moments away from the Ballarat CBD, public transport, schools, and shops, this immaculately presented home offers a perfect blend of comfort, convenience, and style. Boasting a prime location directly across from Bray Raceway, this property is a gem waiting to be discovered. • A meticulously maintained front porch welcomes you, providing an inviting space to relax and enjoy the surroundings, complemented by a charming front fence that adds to the overall charm and character of the property. • Three generously sized bedrooms feature ceiling fans and built-in robes to two, offering ample storage and comfort. • An updated bathroom includes a shower over bath, sleek vanity, and a separate toilet for added convenience. • Enjoy a light-filled lounge area with a Rhinni gas heater and ceiling fan, perfect for relaxation and gatherings. • The kitchen boasts an abundance of cupboards and bench space, a freestanding cooker, and a dishwasher, making meal preparation a breeze. • The interior is adorned with warm neutral colors and updated vinyl plank flooring, creating a welcoming and timeless ambiance. • A glass sliding door opens to a raised decked entertaining area, extending the living space outdoors for alfresco dining and entertaining. • Set on approximately 872m<sup>2</sup>, this property boasts a spacious private rear yard divided into two sections, including a dedicated kids' play area, surrounded by established gardens that offer a serene and low-maintenance outdoor space. • A single lock-up garage and additional sundry shedding cater to parking needs and extra storage requirements. • Whether you're a first-home buyer, investor, or downsizer, this property offers an ideal combination of comfort, convenience, and lifestyle options.