

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



**House For Sale**

Saturday, 2 December 2023

717 Ripon Street South, Redan, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 561 m2**

**Type: House**



Sean Toohey  
0400506881



Kiara Porra  
0499925773

**\$499,000 - \$539,000**

Nestled on a corner allotment of approximately 561m<sup>2</sup>, this solid brick home is a versatile gem, catering to a spectrum of lifestyles. Whether you're a first-time homebuyer, an astute investor, or someone seeking a downsizing opportunity, this property is a canvas ready for your personal touch. • Step inside to discover the genuine warmth and character that define this residence, creating an instant sense of comfort. Original timber flooring adds a touch of timeless charm to the inviting ambiance. • The large open plan kitchen is a focal point, equipped with a functional oven and abundant storage. • The living area, filled with natural light, offers a comfortable and inviting atmosphere. With its high ceilings, it's a perfect spot for relaxation or hosting friends and family. • Enjoy three roomy bedrooms, each with built-in robes for added convenience and ample storage. • The recently renovated bathroom and laundry boast contemporary features, including a freestanding bath, oversized shower, and a stylish vanity. • Stay comfortable year-round with the Rinnai energy saver gas heater and split system heating and cooling, ensuring the home is a haven in every season. • The property features a single carport and sundry shedding, offering additional storage and sheltered parking. • Situated on a corner, this property offers a versatile and private setting, inviting the possibility for creative landscaping projects and personalized outdoor spaces. • The location is a standout feature, offering the convenience of being within walking distance to shops, schools, and parklands, with the added advantage of being just 5 minutes from the Ballarat CBD. • Whether you aspire to renovate extensively or add your personal touch, this home presents a rare opportunity to shape a property to your preferences.