

8 Emily Court, Ballan, Vic 3342

McGrath

Sold House

Friday, 1 September 2023

8 Emily Court, Ballan, Vic 3342

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 3759 m2

Type: House

\$830,000

Discover a haven of family living within this spacious 4 bedroom residence, gracefully nestled on an expansive Ballan property of approx. 3759m². Merging contemporary updates with enduring charm, this home offers a harmonious blend of space, privacy, and modern amenities. Elegance and functionality unite in the thoughtful layout of this great home, where the master bedroom with large ensuite and walk in robe is positioned at the front for peaceful seclusion, while the additional bedrooms, all with built in robes, are located to the rear. Flexibility takes center stage with the fourth bedroom, presenting an adaptable space that can be fashioned into a private guest retreat, complete with a convenient mini kitchenette. Alternatively, relish the spaciousness as a versatile sanctuary for a family member seeking privacy. Entertaining is a delight in the open-plan kitchen, dining, and living area that seamlessly transition to the outdoor undercover spaces on either side. This inviting setup creates the ideal backdrop for gatherings with loved ones, where indoor and outdoor pleasures coalesce. Delight in the sleek 60mm stone bench tops, a Smeg dishwasher, matt black double under mount sink with gooseneck tap, wall oven with microwave feature, and a separate 5 burner gas cooktop that cater to the culinary enthusiast. Year-round comfort is a certainty, with a recently updated ducted heating system, evaporative cooling, and the inviting wood heater working in harmony to maintain the perfect temperature inside. Beyond the home, tranquility envelops the property, tucked away in a serene court amidst expansive blocks. The fully fenced grounds and established, low-maintenance gardens frame the residence in natural beauty while ensuring privacy. A large single lock-up garage and an extra small shed ensure ample storage space for tools, equipment, and more. Whilst the circular driveway provides ample parking spaces. The property is connected to all town services and has fixed high speed NBN. Unveil the best of both worlds with this exceptional property – bask in the peaceful rural ambiance while relishing the convenience of being only moments from Ballan's vibrant center. Whether seeking a tranquil escape or a family-friendly retreat, this home encapsulates the essence of comfort, style, and modern living. Contact Amanda on 0431 387 323 or Jacqui on 0411 065 339 to book your inspection today!