

802 Ligar Street, Soldiers Hill, Vic 3350



House For Sale

Thursday, 15 February 2024

802 Ligar Street, Soldiers Hill, Vic 3350

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 602 m2

Type: House



Mark Williams
0418363633



Tracey Holmes
0407825045

\$550,000 - \$600,000

Welcome to your dream abode! Nestled in the highly sought after Soldiers Hill, this stunning period home offers a perfect blend of character and contemporary living. With its spacious layout and numerous features, it's bound to capture your heart.

Key Features:

- Three Large Bedrooms:** Enjoy ample space in each bedroom, perfect for relaxation and rejuvenation.
- Built-in Robes:** Two of the bedrooms boast convenient floor-to-ceiling built-in robes, providing ample storage space and adding a touch of elegance.
- Period Charm:** Revel in the timeless allure of high ceilings and polished floorboards that exude warmth and sophistication.
- Modern Upgrades:** The updated bathroom ensures comfort and style, while the addition of a second toilet off the laundry enhances convenience.
- Gas Central Heating:** Stay cozy and warm during the colder months with efficient gas central heating.
- Spacious Corner Block:** Situated on just over a 600m² corner block, this property offers endless possibilities.
- Potential for Side Access:** With potential side access from Gregory Street, there's room for expansion or additional shedding, subject to council approval (STCA).
- Versatile Living:** Whether you're looking to renovate, extend, or simply move in and enjoy, this home offers endless possibilities to suit your lifestyle.

Location: We're only minutes from the Ballarat CBD, Lake Wendouree and the Ballarat Hospital precinct. Soldiers Hill offers easy access to Ballarat's finest schools. Enjoy having cafe's, restaurants and supermarkets within walking distance. You will also appreciate the friendly neighborhood atmosphere and sense of community. Don't miss out on the opportunity to make this charming period home your own! Contact us today to arrange a viewing and start envisioning your future in this delightful property.