

9/45 Otway Street South, Ballarat East, Vic 3350



Sold Townhouse

Friday, 19 January 2024

9/45 Otway Street South, Ballarat East, Vic 3350

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 237 m2

Type: Townhouse



Jo Thornton

0409356478

\$330,000

With an enviable position, less than 1.5kms from the Ballarat CBD, you are walking distance to some amazing eateries including the ever-popular Carboni's Italian Restaurant and the Red Lion Hotel, Eureka Stockade, Eureka Pool Complex, Cafes, Supermarkets, milk bars and more. For the active, you will find walking tracks right on your doorstep and only 300m to Pennyweight Park. With quality schools, Sovereign Hill, and public transport on your doorstep, you have easy access to the Melbourne Freeway, Federation University - this location truly has it all and more! If you are seeking a solid two-bedroom unit offering low maintenance and exceptional value, on the fringe of the Ballarat CBD, then look no further. In a tranquil setting with a leafy outlook, this updated two bedroom unit comprises a spacious master bedroom with ceiling fan, built in robes, and direct access to the fully renovated main bathroom, featuring two niches in the shower, separate bath, vanity and separate toilet. The second bedroom also offers built in robes. The light-filled kitchen and adjoining dining space is generous in size and features an abundance of counter and storage space, wall oven and grill, dishwasher and gas cooktop. This space seamlessly flows through to the incredibly spacious living zone with ceiling fan, perfect for relaxing and unwinding or entertaining friends and family. The home is complete with an entry foyer, separate laundry/mud room with direct internal access, and an excellent amount of storage throughout. Additional features of the home include gas wall heater and split system for year-round comfort, updated lighting throughout, updated window furnishings throughout, skylight in main bathroom, updated flooring throughout and so much more! Externally the home continues to shine with a stunning elevated rear decking area overlooking the natural bushland setting at the rear, single carport, an additional allocated car space within the complex, secure storage cavity and large 3.4m x 2m storage unit that is lined with flooring that could be utilised as storage or easily transformed into a potential studio or work from home space with stunning outlook. Whilst the home offers low maintenance gardens, you can create a home garden that works best for your lifestyle. What are you waiting for, call the exclusive listing agent Jo Thornton 0409 356 478 today to arrange an inspection, you will not be disappointed. This home is move in ready and I look forward to meeting you at the next open for inspection.