

**9 Illana Street, Brown Hill, Vic 3350**

**House For Sale**

Tuesday, 11 June 2024

**BALLARAT**  
PROPERTY AGENTS

9 Illana Street, Brown Hill, Vic 3350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 741 m2**

**Type: House**

**\$790,000 - \$810,000**

This impressive home boasts four large bedrooms, with the master featuring a walk-in robe and ensuite equipped with a double shower with rain head, floor to ceiling tiles, Rinnai hot water temperature control and double vanity. The remaining three bedrooms are positioned at the rear of the home and offer built-in robes for ample storage. The heart of the home is a spacious open-plan kitchen, meals, and living area, complete with a large island bench, soft closing drawers, stone benchtops, walk-in pantry, 900mm stainless steel upright cooker, and dishwasher. The seamless integration of the living space and kitchen dining area creates the perfect setting for family gatherings or relaxing by the gas log fire with a glass of wine. Additional space for the kids is provided by a second living/theatre room, accessible through double doors. Step outside from the dining area to a fantastic undercover alfresco area overlooking the backyard, where café blinds ensure maximum use and create a perfect spot to sit during the winter months as well. The property is finished with the laundry providing a drying cupboard and walk in linen cupboard, double glazing, ducted heating and cooling, high ceilings, landscaped gardens, a cubby house, side access for trailer, caravan or additional car and a remote double lock-up garage with direct access into the home. Positioned on an approximate 741m<sup>2</sup> allotment with easy access to the freeway, schools, and shops, this home is sure to exceed your expectations.