

**901A South Street, Ballarat Central, Vic 3350**



**House For Sale**

Wednesday, 27 December 2023

901A South Street, Ballarat Central, Vic 3350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 491 m2**

**Type: House**



Matthew Stevens  
0418501323



Naomi Greenbank  
0409093905

**\$715,000 - \$745,000**

Nestled within the heart of popular Ballarat Central, this stylishly renovated Californian bungalow captivates with its timeless charm and modern comforts. A stroll past the front landscaped easy-care garden sets the tone for an enchanting property, conveniently located within walking distance to schools, sporting facilities, and shops. The residence features two generously sized bedrooms, each boasting built-in robes and split system reverse-cycle air conditioners. The spacious lounge and dining area exude warmth with polished timber floors and offer both cooling and central gas heating for year-round comfort. The well-appointed renovated kitchen includes a European laundry and a stunning servery window from the kitchen that opens to a large rear deck, providing a delightful vantage point to admire the established rear garden. The luxurious bathroom is both spacious and stylish, featuring walk-in shower, double basin, and a freestanding bath with a picturesque view through the panoramic window to the rear garden. Rear lane access leads to a double garage with an automatic door, offering practical convenience. The property is equipped with double glazed windows, while leadlight windows at the front adorned with plantation shutters add a touch of character. Set on an approximately 491-square-meter allotment, this home is ideal for those looking to downsize in central Ballarat, first-time homebuyers, or savvy investors. The tranquil ambiance, combined with the impeccable style of this residence, makes it a truly inviting haven. An inspection is sure to leave a lasting impression.