

# 2 Ballan-Meredith Road, Meredith, Vic 3333

## House For Sale

Tuesday, 23 April 2024

2 Ballan-Meredith Road, Meredith, Vic 3333

Bedrooms: 3

Bathrooms: 1

Parkings: 8

Area: 1703 m2

Type: House



Dean Wilson



Fletcher Wilson  
0490120668

**\$539,000-\$569,000**

Occupying 1703m<sup>2</sup> and located only minutes away from the local Primary School, shops, Cafes and Pubs, this home is rich in character and presents a great opportunity for the first home buyer to get into the market or investor to add to the portfolio. The kitchen with gas cook top, plenty of storage and shares an open space with a traditional dining room, giving great space for the family to enjoy home cooked meals. Featuring four generously sized bedrooms with high ceilings and a family bathroom with separate toilet. A split system ensures the temperature is right at all times of the year. A separate living room with high ceilings is kept warm by Gas Log Fireplace and cool by ceiling fan creates a comfortable space for moving nights or games nights with family and friends. Another option for keeping warm in winter is the Ducted Central Gas Heating. Out the back there is a lovely spot to take in the vibrant gardens and enjoy the peace and quiet of country style living. There is side access that leads to a 9m x 6m shed with power and concrete, plus extra open bay shedding for storage purposes. The remainder of the backyard is fully fenced with plenty of room for the kids and pets to play and the separate paddock down the back is a great home for a horse or any sheep. Half an hour to both Ballarat, Geelong and the ring road to Melbourne makes this a comfortable commute, what more could you ask for? Do a few minor cosmetic updates and you're way in front. Don't wait too long, this home will not last.