

**21 Edols Street, Ballan, Vic 3342**

**McGrath**

**House For Sale**

Friday, 5 April 2024

21 Edols Street, Ballan, Vic 3342

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1040 m2**

**Type: House**



Jacqui Sftcopoulos  
0411065339



Harriet Bevan  
0439429435

**\$590,000 to \$630,000**

Large 4 Bedroom Family Home With Spacious Yard, Large Shed And One Bedroom Bungalow In Commute Friendly Ballan. Boasting a prime location within walking distance to train station, schools, childcare centres, shops and cafes, this property offers convenience and comfort for families. This delightful 4 bedroom weatherboard home is set on a large block in the ever popular Ballan Township! It offers additional bungalow & study space to accommodate family living. It is conveniently close to the train station for the commute to Ballarat or Melbourne. • Situated in a prime location in a quiet court block, just a stone's throw to the train station, local primary schools, shops and cafes. • Boasting 4 large bedrooms and 2 large living areas, it also offers a walk-thru room ideal for dining or recreation. • There is a separate bungalow with a bedroom, perfect for a studio or further work from home space. • The large master bedroom has fabulous built in robes with full length mirror doors • All four bedrooms feature room for queen size beds. • There are two separate bathrooms – one featuring a bath and the other a separate toilet – there'll be plenty of options to get ready in the morning! • The spacious kitchen with sunny meals area has oodles of storage & bench space and also boasts a brand new stove. The walk-in-pantry offers customised shelving and storage galore. • With ducted heating throughout, fiberglass insulation and reverse cycle air conditioning in the meals and rear living room, climate control is ensured year round. • Rounding out this fabulous home is a covered rear deck, 6mx12m lock up garage with an additional 3mx6m workshop with ample room along with a carport at the front of the home. • The garden is low maintenance and tidy with secure gates for safety of children and pets and a 20,000l rainwater tank for watering the garden. • Located at the court end of a quiet street, close to all amenities, the house is ready to move into. • Leave the car at home and easily walk to the train station, local shops, schools and daycare.