

212 Errard Street South, Ballarat Central, VIC, 3350



House For Sale

Friday, 27 September 2024

212 Errard Street South, Ballarat Central, VIC, 3350

Bedrooms: 3

Bathrooms: 1

Type: House



Sean Toohey
0400506881

Victorian Charm in Ballarat Central: Heritage Home on a Rare Large Block

Presenting an extremely rare opportunity, this stunning Victorian home, constructed circa 1904, stands proudly on a large block in one of Ballarat's most sought-after tree-lined streets. With its striking period features, flexible floor plan, and potential for further enhancement, this is a once-in-a-lifetime buying opportunity.

- As you enter through the front gate, a bluestone-edged pathway and steps guide you to the grand front veranda, adorned with intricate fretwork, providing a picturesque and welcoming entrance to the home.
- Built circa 1904, this home is rich with original period details, including intricate timber architraves, ornate corning, and exquisite ceiling roses that evoke the grandeur of a bygone era.
- The soaring ceilings throughout the property create a sense of spaciousness and elegance, enhancing the heritage charm and character.
- Three large bedrooms, each equipped with built-in robes, offer comfort and practicality, while the master bedroom features an ornamental open fireplace, adding a touch of historic warmth. The fourth room, currently utilized as a study with built-in shelving, offers versatile options as a cozy sitting room, nursery, or an additional bedroom, catering to your lifestyle needs.
- The family bathroom boasts a charming claw foot bath, a separate shower, a stylish vanity, and a separate toilet, blending modern convenience with classic design.
- The spacious open-plan kitchen, meals, and living area is bathed in natural light, creating a warm and inviting space that serves as the heart of the home, perfect for family gatherings.
- The timber kitchen offers ample storage with plenty of cupboards and bench space, alongside a convenient dishwasher, making meal preparation and cleanup a breeze.
- Double glass French doors lead from the living area to a paved undercover entertaining space, perfect for hosting gatherings, enjoying alfresco dining, or simply relaxing in the fresh air.
- Set on a prime 1019m² block, the property offers ample space for potential extensions, additional shedding, or landscape enhancements, making it an ideal canvas for future growth and personalization.
- Located within walking distance to the vibrant Ballarat CBD, this home is close to eateries, hospitals, schools, public transport, and local shops, ensuring a convenient and connected lifestyle.