

# 25 Lyttle Crescent, Cardigan Village, VIC, 3352

## House For Sale

Tuesday, 3 September 2024



25 Lyttle Crescent, Cardigan Village, VIC, 3352

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Convenient Lifestyle Opportunity Awaits!

- \* Conveniently positioned moments from Ballarat in Cardigan Village. Where fresh air meets city conveniences.
- \* You will love the expansive land area of 5255 sqm with adjoining reserve for added seclusion.
- \* Huge 12m x 11m shed, ideal for hobbies, trades, or covered storage. Toilet, shower and mezzanine all feature.
- \* Four comfortable bedrooms, or three bedrooms plus home office. Master bedroom with ensuite and walk in robe.
- \* Thoughtfully planned to capture the morning sun is the light filled kitchen - meals and family living room.
- \* Bench space galore with stainless steel appliances and a beautiful walk in pantry all showcase in the kitchen.
- \* The second living area provides the ideal TV room, or retreat, for when the quieter moments are desired.
- \* Features include ducted heating, ducted cooling, walk in storage, linen cupboard, drying cupboard and so much more.
- \* Laserlite covered pergola spans the entire width of the home at the rear. A magnificent entertaining space overlooking the yard.
- \* Double Carport with roller door provides secure parking for vehicles and vehicle access to the rear.