

**3 Duncan St, Ballan, VIC, 3342**

**McGrath**

**House For Sale**

Sunday, 8 September 2024

3 Duncan St, Ballan, VIC, 3342

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

### **Cosy 3-Bedroom Home in the Heart of Ballan**

Nestled in the heart of Ballan, this neat 3-bedroom home offers all the necessities for comfortable living on an easy-to-maintain block.

The tidy kitchen, equipped with a 600mm standalone cooktop and oven, along with an LG dishwasher, seamlessly connects to the open-plan living and dining area, creating a warm space for family gatherings. A large, separate lounge provides additional living space, perfect for relaxing or entertaining.

Year-round comfort is assured with evaporative cooling, ducted gas heating throughout, and a centrally located wood heater in the main living and dining area.

The three generous-sized bedrooms all feature built-in robes, with convenient access to the bathroom from the master bedroom or the laundry. A separate toilet adds to the home's practical layout.

Enjoy the added benefit of a 4.5kW solar system, helping to reduce your energy bills. Outside, you'll find a water tank and a carport with ample space to park cars, a boat, or even a caravan.

Location is key with this property, situated just a stone's throw from Ballan Primary School, a mere 5-minute walk to the train station, and within a short stroll to the recreation reserve. The main street, offering a supermarket, cafes, and restaurants, is only minutes away, making this the ideal home for those seeking convenience and comfort in a thriving community.

Contact Jacqui on 0411 065 339 or Harriet on 0439 429 435 to book your inspection today!