

305 Kline Street, Ballarat East, Vic 3350



House For Sale

Sunday, 23 June 2024

305 Kline Street, Ballarat East, Vic 3350

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 2386 m2

Type: House



Peter Burley
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\$845,000 - \$895,000

Welcome to 305 Kline Street, Ballarat East - where comfort meets convenience. Nestled in a prime location, this charming brick home boasts a free-flowing layout featuring 2 separate and spacious living areas, updated kitchen, 3 large bedrooms and 2 updated bathrooms. The sizeable allotment of approx. 2,386m² is complemented by gorgeous garden surrounds. Just 7 minutes from the CBD, this property offers the perfect blend of suburban tranquillity and urban accessibility. Step inside to discover an inviting open plan living and kitchen area, ideal for both entertaining guests and relaxing with family and friends. The kitchen features modern contemporary amenities, vibrant colour scheme and ample counter space making meal preparation a breeze. Whether you're hosting a dinner party or enjoying a quiet night in, this versatile space caters to your every need. Retreat to the bedrooms, each offering comfort and privacy for the whole family the master of king size proportions and wall to wall robes. Incorporating two modern, renovated bathrooms, polished timber floors and hydronic heating throughout there is plenty of room for a growing family. Step outside to explore the expansive outdoor area, perfect for enjoying the fresh air and sunshine. Adjoining a reserve, this property offers a serene backdrop for outdoor activities, living your permaculture dreams or just relaxation. The home offers further development potential including extension, subdivision or townhouse development (STCA). With undercover parking for four vehicles, there's plenty of space for your project car, caravan, and storage needs. There's also space for additional shedding if desired. Convenience is key at 305 Kline Street, with public transport just 50 meters away and amenities such as shopping, the Eureka Centre, and an outdoor pool all within a 3-minute drive. Nature enthusiasts will appreciate the proximity to walking trails, Lake Esmond and reserves, while golf enthusiasts can tee off at the nearby Mount Xavier Golf Course or in your own back yard! Don't miss out on this incredible opportunity! Whether you're looking for a family home or considering future development possibilities, this home offers endless potential. A unique opportunity not to be missed, don't wait, call now to book your private viewing today.