

**44 Jopling St, Ballan, VIC, 3342**

**McGrath**

**House For Sale**

Friday, 30 August 2024

44 Jopling St, Ballan, VIC, 3342

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Perfect Home For All: A Versatile Gem In A Quiet Court Location Offering Serene Parkland Views.**

Nestled on a generous quarter-acre block overlooking the serene Werribee river parklands and walking tracks, this delightful three-bedroom home offers a tranquil lifestyle just a stones throw from town. Well maintained home with original fixtures and fittings throughout, this property provides a blank canvas for those looking to add their personal touch or enjoy its vintage charm.

Three spacious bedrooms, each featuring double built-in robes which offer ample storage and comfort.

The family room, complete with a cosy wood fire, creates a warm and inviting atmosphere perfect for relaxing on chilly evenings.

There is also a versatile rumpus/utility room, conveniently located off the undercover entertainment area, ideal for hobbies, a home office, or a playroom for the kids.

The kitchen is equipped with a 600mm gas cooktop and electric oven, an Asko dishwasher, and ample storage space, making it both functional and efficient.

The adjoining dining area makes family meals a breeze, with durable vinyl flooring for easy maintenance.

The expansive backyard offers endless possibilities for gardening, play, or simply soaking in the natural beauty of the parklands.

An enclosed undercover entertaining area provides the perfect space for year-round gatherings, sheltered from the elements.

A garden shed offers extra storage for tools and outdoor equipment, while the single-car garage ensures secure parking.

Enjoy the convenience of living across the road from the local children's playground, perfect for young families. The walking tracks along the Werribee River offer a scenic route into town, making daily strolls or bike rides a joy.

This property presents a unique opportunity to enter the market, add to your portfolio or an opportunity to complete a renovation project.

Don't miss out on this rare find in a convenient location. Call Jacqui on 0411 065 339 or Harriet on 0439 429 435 to book your inspection today.