

# 8 Ballard Place, Monash, ACT 2904



## House For Sale

Sunday, 23 June 2024

8 Ballard Place, Monash, ACT 2904

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 842 m2**

**Type: House**



Ben James

0448445841

## Auction

Balancing a sense of style with a sun infused ambience, this court home is set to capture your heart and create the perfect setting to raise a family whilst entertaining in style, only a short stroll from Lake Tuggeranong. The home's interior provides an instantly welcoming environment with modern flooring drawing you through to the lounge, dining and family room. Reflecting contemporary style, the kitchen boasts a Bellini oven and gas stove top, along with durable and stylish stone countertops. This culinary space seamlessly adjoins a welcoming family room, which features French doors that open onto a spacious, full-length covered patio providing all-weather security. The patio is equipped with a ceiling fan for added comfort and offers direct access to the backyard, making it an ideal setting for both indoor and outdoor living and entertaining while a freestanding double garage in the backyard features ample storage space, a cozy fireplace, and a convenient toilet, making it the perfect space for hobbies or projects. Zoned for privacy, family accommodation includes the master bedroom with a built-in robe, private ensuite and a split-system air conditioning unit. Three additional bedrooms feature built-in robes, two with air conditioning for personalised comfort and share an equally impressive main bathroom. The central location provides all that could be desired for education, entertainment and transport requirements and nature lovers will relish in the nearby Tuggeranong Lake perfect for scenic walks and outdoor enjoyment. Don't miss your chance to make this dream home yours. Contact us today to arrange a viewing and embark on a journey towards convenient living in Tuggeranong!

**EER 4.0** Why this home is solely for you:\*

- \* Nestled in a peaceful cul-de-sac, this delightful family residence offers a serene lifestyle with convenient proximity to top-rated schools, vibrant shopping centres, and efficient bus routes. Enjoy the company of friendly neighbours in this lovely community\*
- \* Experience perfect climate control with Hitachi split systems throughout the home, complemented by ceiling fans in the main living space and bedrooms 1, 2, and 3, ensuring a comfortable environment no matter the season\*
- \* The majority of the home boasts beautiful timber flooring, adding warmth and elegance, while the cozy carpeted bedroom 4 provides a plush retreat\*
- \* Each bedroom is equipped with built-in robes, offering abundant storage and helping to keep your living spaces organised and clutter-free\*
- \* The kitchen is a culinary haven, featuring a Bellini oven and gas stove top, as well as durable stone countertops, making meal preparation both enjoyable and efficient\*
- \* The full-length covered patio, complete with a ceiling fan, provides an ideal space for year-round outdoor entertaining and relaxation\*
- \* Benefit from a large garden shed and water tanks, ensuring ample storage and promoting eco-friendly living\*
- \* The single garage under the roof line offers easy access to the rear of the property, where you'll find an additional double garage with extra storage, a cozy fireplace, and a convenient toilet, providing both practicality and extra space for hobbies or projects\*

House size: Residence - 149.59m<sup>2</sup>, Attached Garage - 27.07m<sup>2</sup>, Detached Garage - 53.10m<sup>2</sup>