

**83 Ballan Rd, Werribee, VIC, 3030**



**House For Sale**

Saturday, 31 August 2024

83 Ballan Rd, Werribee, VIC, 3030

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Charming Brick Residence in Prime Werribee Location!!!

One Agency Property Partners and Sahil Saran proudly presents 83 Ballan Road, Werribee single-story, low-set brick residence that offers the perfect blend of privacy and quality living. Ideal for everyone from outdoorsy couples to growing families, this home is surrounded by an abundance of shops, schools, and green spaces.

Property Features:

- ☑️ **Spacious Bedrooms:** This home boasts three well-appointed bedrooms. The master suite features a walk-in robe and ensuite, while the other two bedrooms are equipped with built-in robes, providing ample storage.
- ☑️ **Modern Kitchen:** Cook up a storm in the modern kitchen that have been updated from its original, complete with a stylish tiled splash back, quality appliances including a dishwasher, generous bench space with room for a breakfast bar, and abundant storage options.
- ☑️ **Elegant Living Spaces:** Enjoy the elegant open-plan living, featuring a separate formal lounge and a central living hub that includes meals /family areas, perfect for entertaining or relaxing with loved ones.
- ☑️ **Comfort and Convenience:** Stay comfortable year-round with the gas heater and air conditioning. Additional features include a gated carport, a large garage and low-maintenance yards, ensuring hassle-free living.

Prime Location:

Located just 30km from Melbourne's CBD, 83 Ballan Road offers unparalleled convenience. With easy access to bus stops, parks and playgrounds, childcare facilities, schools, and the Pacific Werribee shopping centre, everything you need is right at your doorstep.

Please note, all provided dimensions are approximate. The details shared are for general informational purposes and do not constitute any representation on the part of the vendor or agent.