

88 Water Street, Brown Hill, Vic 3350



House For Sale

Sunday, 23 June 2024

88 Water Street, Brown Hill, Vic 3350

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 608 m2

Type: House



Narelle Smith

0407510177

\$480,000 - \$520,000

Upon entry, you will be welcomed by the open layout with timber flooring, where the main living area impresses. A second living area off the hallway at the front of the home is large and could be utilised as an extra bedroom or more living space for the family to spread out. • Designed for functionality, the updated kitchen boasts a pantry, ample drawers, and a dishwasher, making cooking for the family a breeze. • All three bedrooms feature built-in robes, offering comfort and a place for the kids to retreat. • The family bathroom is bright and includes a vanity and new shower, with a separate toilet for added convenience. • Central heating throughout and a split system in the main area ensure year-round comfort, with ceiling fans in all rooms and living areas for a pleasant breeze. • Large windows throughout the home allow natural light to stream in, enhancing the airy and bright feel of the interior. • Families will appreciate the generous gardens and yard area, perfect for outdoor activities. • The shed, with concrete flooring and power, measures 7 x 7 metres and provides a massive area for two vehicles or a games room, workshop, or extra storage. • Additionally, undercover parking for two vehicles at the front of the home adds to the practicality and appeal of this property. • Situated across from the Brown Hill post office and shops, and a close walk to multiple walking tracks it's ideal for families. • Smooth run from Brown Hill into the heart of Ballarat CBD and easy access to the Western Freeway for Melbourne commutes. • Perfect for those looking for their first home with vacant possession available. • With a rental estimate of \$370 - \$390 per week, this could be an ideal investment for your portfolio.