

4/206 Victoria Street, Ballarat East, Vic 3350

Townhouse For Sale

Wednesday, 19 June 2024

4/206 Victoria Street, Ballarat East, Vic 3350

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 319 m2

Type: Townhouse



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\$495,000 - \$525,000

Nestled in the picturesque eastern gateway of Ballarat, this inviting townhouse offers a blend of comfort, convenience, and charm, making it an ideal home for both mature empty-nesters and young families alike. Located at the rear of a group of four townhouses, this property enjoys a serene and private setting. With 316m² of space, it features a generous side yard that offers the possibility of fitting gates for caravan or boat storage.

Key Features:

- **No Active Owners Corporation:** Enjoy the freedom of no body corporate fees, with only a portion of public liability insurance required for the common driveway area.
- **Prime Location:** Close proximity to a new shopping centre featuring IGA, a café, Chemist Warehouse, and the newly built Journey Early Learning Centre, perfect for all your daily needs.
- **North-Facing Brick Veneer:** This home boasts a recently re-pointed tiled roof and a charming bull-nosed verandah at the entrance, providing a warm and welcoming feel.
- **Recent Upgrades:** The property has recently upgraded window furnishings and floor coverings, plus fresh paint throughout, ensuring a modern and stylish finish.

Interior Highlights:

- **Bright Living Spaces:** Enter through a practical tiled entryway into the front living room, where bay windows flood the space with natural sunlight, especially in winter. An adjoining lounge/sitting room (or study) features hybrid flooring and a large split system for year-round comfort. The home also has ducted gas heating throughout, ideal for keeping that winter chill away!
- **Modern Kitchen:** Recently renovated with new 40mm Caesarstone benches and textured subway tile splashbacks, this kitchen is equipped with a reliable gas cooktop, electric oven, and dishwasher. The open-plan kitchen and dining area, with elegant 300mm x 300mm tiled flooring, offers direct access to the backyard through a glass sliding door.
- **Convenient Laundry and Toilet:** The internal laundry also provides access to the backyard and clothesline, and the separate toilet is conveniently located nearby.

Comfortable Bedrooms and Bathroom:

- **Three Well-Sized Bedrooms:** All bedrooms feature carpet flooring and built-in robes, with the master bedroom offering a more spacious layout.
- **Central Bathroom:** The bedrooms are serviced by a central bathroom complete with a full-sized bath, shower, and vanity.

Additional Features:

- **Single Lock-Up Garage:** Secure parking with a remote roller door and rear pedestrian access door (PAD) to the back garden.

This north-facing townhouse, with its practical layout and modern updates, is ready to welcome its new owners. Whether you're looking to downsize in a peaceful setting or seeking a family-friendly home close to essential amenities, 4/206 Victoria Street is a must-see. Ballarat's Best-Selling Team