

# 1/27A Water Street, Brown Hill, Vic 3350

## Unit For Sale

Tuesday, 25 June 2024

**BALLARAT**  
PROPERTY AGENTS

1/27A Water Street, Brown Hill, Vic 3350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 292 m2**

**Type: Unit**

**\$455,000 - \$465,000**

Superbly located within walking distance to cafes, schools, public transport, parklands, and walking tracks, this townhouse is just minutes from supermarkets and all amenities on Victoria Street. Upon entering, you'll be delighted by the space and comfort this home offers. This townhouse features three spacious bedrooms, each with built-in robes. The master bedroom includes a walk-in robe, a reverse cycle split system unit, and an ensuite. The well-appointed family bathroom, situated near the remaining bedrooms, provides a separate shower and bath with a single vanity. The study is a perfect addition to this home, featuring a wide built-in desk that overlooks the front garden, creating an ideal home office space. At the rear of the home, you'll be impressed by the generous open-plan kitchen, dining, and living area, equipped with a reverse cycle split system. The kitchen offers ample cupboard and bench space, along with modern appliances including a 900mm gas cooktop, electric oven, and stainless steel dishwasher. The large island bench is perfect for food preparation or gathering with family and friends. Comfort is ensured year-round with evaporative cooling and central heating. The home also features fantastic linen storage throughout. 10 Solar panels 3KW to help keep the power bills low. From the dining area, step outside to a low-maintenance entertainment deck and established garden, offering plenty of privacy. The property is completed with a remote single lock-up garage and accommodation for a second car in front of the garage. An inspection will truly impress, so call today to book your private viewing.