

**2/121 Clyde Street, Soldiers Hill, Vic 3350**



**Unit For Sale**

Wednesday, 3 July 2024

2/121 Clyde Street, Soldiers Hill, Vic 3350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 339 m2**

**Type: Unit**



Sean Toohey  
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## **\$410,000 - \$430,000**

Discover this lovingly cared for home, nestled at the rear of a small and peaceful block with only two houses, each on its own title. This delightful property is an excellent choice for those looking to downsize, buy their first home, or invest wisely. • As you step through the wide tiled entrance, the warm and welcoming atmosphere of this home greets you, creating the perfect setting that is both comfortable and stylish. • This home has been meticulously maintained, showcasing the attention to detail and care taken by its owners. • To the left of the entrance is a generous formal living area, flooded with natural light from the stunning bay window, ideal for relaxing or entertaining. • The heart of the home is the kitchen and dining area, featuring an abundance of cupboard and bench space, double sink, electric oven, and gas cooktop, ensuring a practical and enjoyable cooking experience. • The master bedroom, located at the rear for added privacy, includes a walk-in robe and access to a two-way bathroom with a bath, shower, vanity, and separate toilet. • The well-appointed second bedroom features built-in robes, offering ample storage space. • Equipped with gas central heating, a split system, and ceiling fans, this home ensures comfort in every season. • The outside space includes a raised decked entertaining area accessible from the main living area through a glass sliding door, a wrap-around paved area for low maintenance, and beautifully established gardens for a serene outdoor experience. • Single lock-up car accommodation with a remote roller door offers secure and convenient parking. • Nestled in an excellent location with easy access to Ballarat Train Station, hospitals, Ballarat CBD, and Lake Wendouree, ensuring all amenities are within reach.