



Family Home On Generous Block In Desirable Ballan!

Raine&Horne.



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17 Blackwood Street, Ballan

Sold for \$600,000 (Nov 20, 2024)

Presenting a spacious family home nestled on half an acre of land, providing a tranquil retreat within proximity to town amenities. With two driveways and side access leading to a large single carport, workshop, and attached storage shed with multiple lockup shedding, this residence offers ample space for vehicles, boats, and more. The potential for subdivision adds an enticing investment opportunity (STCA).

Step inside to discover the charm of timber cathedral ceilings in the open-plan family lounge, kitchen, and dining areas. The property features a private master bedroom at the end of the hallway, complete with a sizable walk-in robe and newly renovated ensuite. With three additional bedrooms boasting built-in robes, a centrally renovated bathroom, and a study area/retreat, there's plenty of space for the whole family to relax and unwind.

The kitchen, serving as the heart of the home, seamlessly connects to both formal and informal living spaces, opening onto a spacious large rumpus/living area, perfect for entertaining guests. Enjoy year-round comfort with the added coziness and climate control provided by a wood heater, gas heater, and reverse cycle air conditioning units.

Further enhancing its appeal, this property includes extension rooms adjoining from the back of the rumpus area, comprising an office and studio space, offering flexibility for work or creative pursuits.

Property ID:	L26282079
Property Type:	House
Building / Floor Area:	218
Garages:	2
Carports:	1
Open Parking:	4
Land Area:	2004.0 sqm

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With nearby amenities such as a golf course, river parklands, and easy access to town facilities, this property strikes the perfect balance between tranquility and convenience. Don't miss the opportunity to make this tranquil retreat your new home, nestled in the vibrant regional village of Ballan, just a short drive from major city centers.

Avoid disappointment and book in your appointment now, as we assure you, this one won't last long! For more information contact Priscilla on 0400 910 405

Auction on Saturday, 18 May 2024 at 1:00pm

Auction terms; 30/45-days settlement, with 10% deposit on auction day.

Photo ID required for all inspections. DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent **Images for illustrative purposes only**