

Quality New Home Ready For You To Unwrap!

BROWN HILL, Ballarat

\$219,950



FEATURES: *Solar Hot Water *Gas Ducted Heating *Remote Roller Door with Direct Access, *Window Furnishings *Gas Ducted Heating *Dishwasher *Flyscreens and lots more

This high quality three bedroom craftsman built home will pass any test of a keen-eyed home buyer, and is complete for you to just move in. Everything has been done for you!

Complete with a Master bedroom with a WIR and two-way ensuite style bathroom, while bedrooms 2 and 3 have BIR's. There is also the convenience of a second separate toilet, and you know how handy that is!

Delightful open plan living and entertaining areas are a sought-after feature, as is the stunning kitchen boasting S/S Omega European appliances, and the colour scheme has been masterfully selected by famed Harlequin Interior Designs to ensure that the modern colour scheme from the roof to the floor is as good as it gets!

A versatile home which comes complete with driveway leading to a garage with secure direct access to the home, and thoughtful garage design with a remote roller door. You could even use it for undercover entertaining.

The energy efficiency is provided by the gas-ducted heating and Rinnai 270 litre solar powered hot water system.

Fully landscaped with easy care garden, **NO COMMON PROPERTY** and street frontage means that everything is yours!



All this plus location!! Post Office, general store, petrol station, hairdresser, laundry & the best fish and chip shop in Ballarat all just across the road. The Melbourne Freeway, great schools, sporting clubs, a pool, a pub and the golf club nearby. To complete this fabulous location, the bus stops around the corner!

First Home Buyers may be eligible for \$15,000 FHOG!

Don't risk missing out, phone Andrew Ferguson from Wes Davidson on 0409 402 639 for a personal tour today.