



11 Esmond Street Black Hill VIC

7 2 6

What an amazing opportunity at the base of Black Hill for the large family to buy and enjoy what is on offer so close to Ballarats CBD. The backdrop to this stunning home is truly surprising plus the Yarrowee River provides a small sanctuary nestled away from the busy streets. Not only can you enjoy the peace and quiet here, you can take up the opportunity to go riding or walking along the Yarrowee Rail Trail which is an attraction in itself.

The possibilities are endless here with the home comprising 7 bedrooms, study, formal lounge, open plan kitchen and dining, plus a huge rumpus/family room upstairs to entertain for years to come. The master has walk in robe, large ensuite with spa with BIR among the remaining bedrooms. The rumpus room could sleep an army, hold a cinema night or relax with friends. Downstairs separates the living areas plus provides further options for family members to make use of their own space. The

Land Size : 1160 sqm

View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/black-hill/residential/house/6187598>



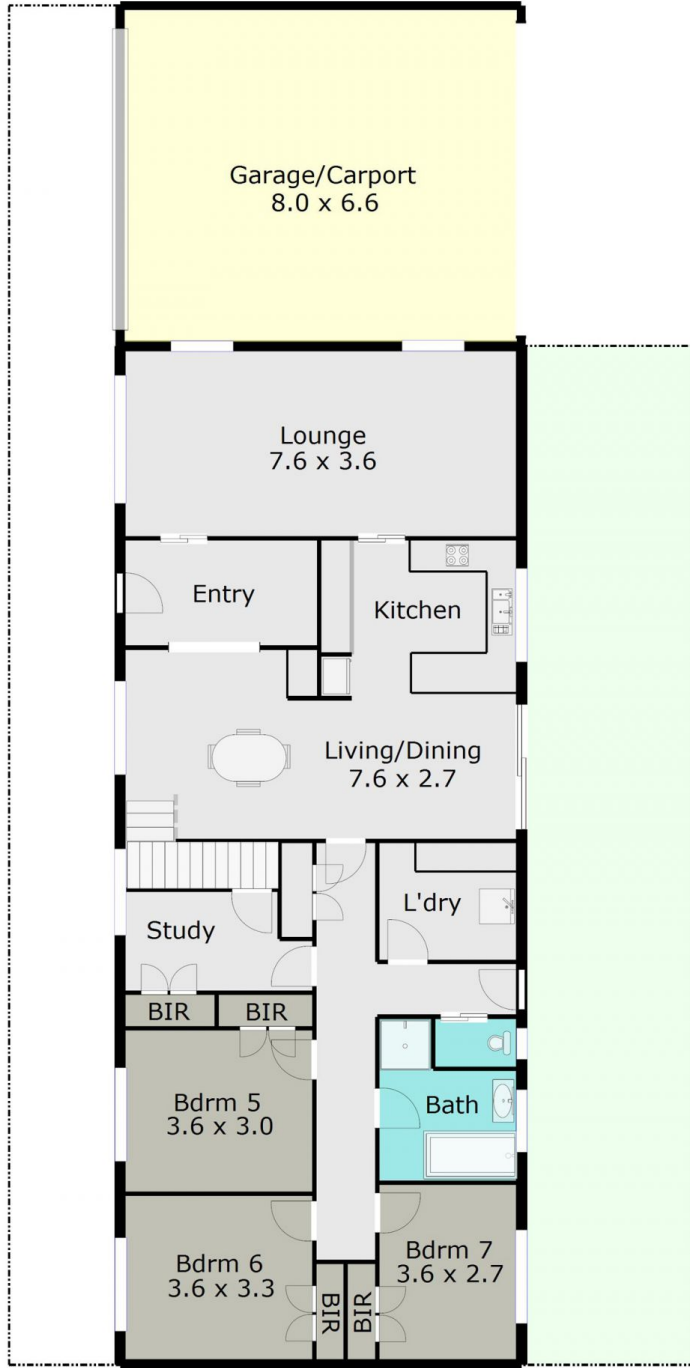
Leigh Hutchinson
03 5331 2000



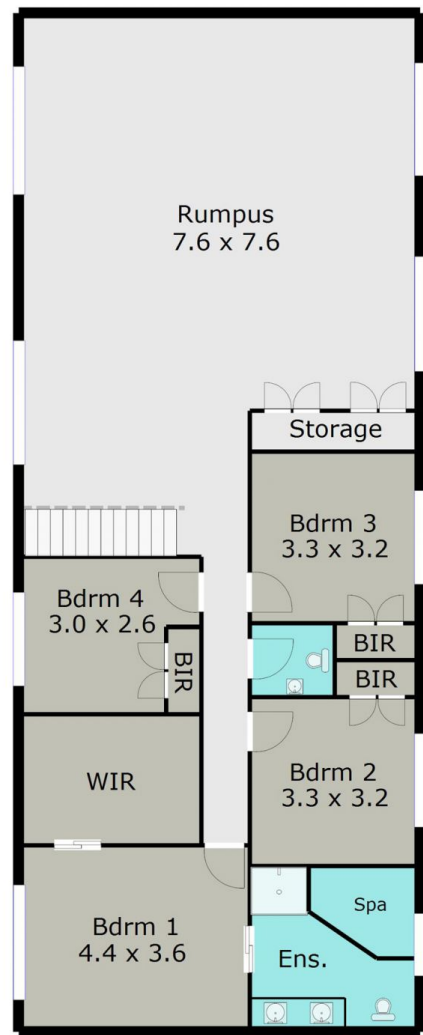
Ian Moyle
03 5331 2000

TOTAL LIVING AREA: APPROX. 35 SQ

GROUND FLOOR



TOP LEVEL



DISCLAIMER:

ALL DIMENSIONS ARE APPROXIMATE & NOT 100% TO SCALE.
FOR FURTHER INFORMATION, PLEASE CONTACT YOUR AGENT DIRECTLY.

