



**1125 Lydiard Street Ballarat North VIC**

4 2 5

This outstanding, simply stunningly presented 2 storey home sits proudly in popular Ballarat North with close proximity to Ballarat train station, CBD, shops, cafes and restaurants. Boasts 4 large bedrooms, one with balcony access plus ensuite and spa to master. Large study, formal dining room and bright spacious kitchen adjoins the family room. Modern and charismatic elements showcase this property including some fantastic bonus features; generous low maintenance garden space complete with undercover spa and seating area, gas log fire feature and split system, ceiling fans and plantation shutters. 3 bay garage plus workshop and theatre room, ideal for the tradie, car enthusiast or for setting up a home business possibly, 5 car spaces plus room for storing a caravan as well. This home offers the best of everything and with inner city homes becoming an attractive buy for those commuting to the city each day the opportunity to secure your ideal dream home

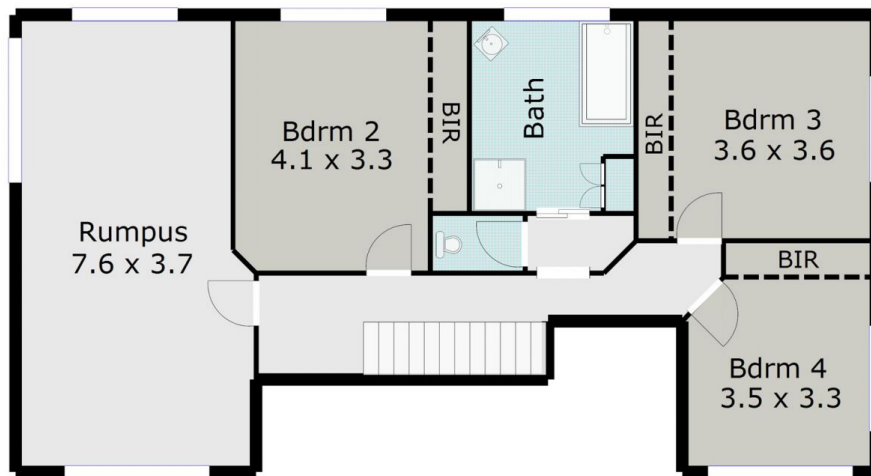
**Price** : \$ 650,000  
**Land Size** : 1150 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-north/residential/house/6187843>



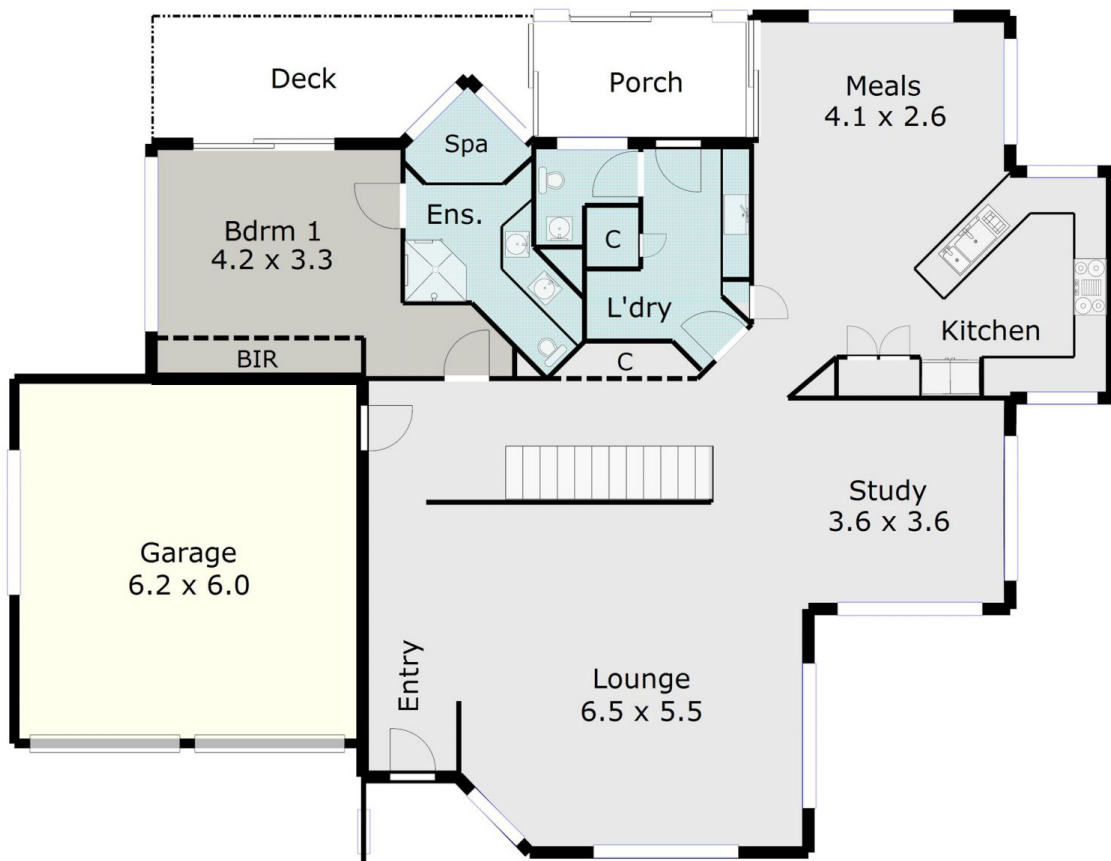
**Leigh Hutchinson**  
**03 5331 2000**

TOTAL LIVING AREA: APPROX. 28.2 SQ

### TOP FLOOR



### GROUND LEVEL



DISCLAIMER:

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

