



### 132 Moola Street Ballarat North VIC

5 2 2

This exceptionally stylish and well-appointed 5 bedroom family home will please! A truly envious elevated position in sought after and tightly held Ballarat North sitting on a 950m<sup>2</sup> block right at the peak of Moola street allowing for panoramic views across Ballarat and Lake Wendouree. A great lifestyle choice for anyone seeking the ultimate balance with parks and reserves on your doorstep, close to public and private schools, childcare centres, Northway Shopping Centre is a handy 4 minutes away and only 9min to CBD.

It all starts at the side porch leading into the formal entry which provides an immediate glimpse of what's in store! Paramount comfort, privacy and entertaining options for all the family, utilise the layout of this 2 storey home to suit your own requirements. If you work from home the good sized home office is the perfect spot to find tranquillity, or

**Price** : \$ 768,000  
**Land Size** : 950 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-north/residential/house/7378298>



**Robert Cunningham**  
5337 0040



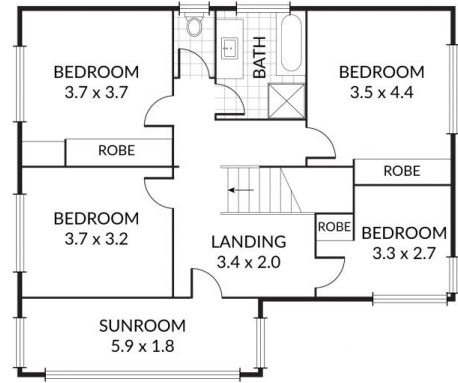
**Matthew Tunbridge**  
03 5331 2000



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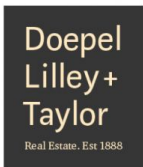
**GROUND FLOOR**



**FIRST FLOOR**



**SITEPLAN**



**NOTE:** Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.