






### 1a Ryan Street Brown Hill VIC

4  2  2 

This charming property is sure to impress and is situated in a quiet street close to both public and private schools, parks and easy access to shopping and the freeway. Set on a 544m<sup>2</sup> block framed within a delightful garden setting makes it an ideal choice for those seeking a peaceful and private lifestyle.

Catering to modern living this home offers 4 generous sized bedrooms with walk in robes, master with ensuite and its own split system, in addition the property offers a versatile space that can be utilized as a large office area with its own entrance or a fourth bedroom if required.

As you enter the home, you will immediately notice the abundance of natural light flooding in every aspect of the home. The large living and meals area seamlessly flows to the lovely kitchen showcasing a stunning feature window

**Price** : \$540,000 - \$570,000  
**Land Size** : 544 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/brown-hill/residential/house/7961087>



**Robert Cunningham**  
5337 0040



**Leigh Hutchinson**  
03 5331 2000



DISCLAIMER:

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

