



## 25 Berry Street BALLAN VIC

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This exciting piece of architecture, positioned in a highly sought-after pocket of Ballan with glorious views over the Ballan Golf Club and Werribee River, completed to the definition of Turn Key with luxury inclusions and upgrades, this exclusive offer home is a must see due to the detail and quality throughout situated on a large 3218m<sup>2</sup> (approx.) block.

This wonderful home comprises of three bedrooms, two of which with built in robes, feature master bedroom equipped with walk in robe and ensuite.

The well designed open modern kitchen has a large amount of storage space on offer. The family/meals area seamlessly allows the natural light to flow through all living quarters and the additional large formal lounge allows more than sufficient space for the potential of a designated

**Land Size** : 3218 sqm  
**View** : <https://www.ypa.com.au/7382978>



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ypa

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

