



## 25A Berry Street BALLAN VIC

3 2 4

Enjoy lovely views across the Ballan Golf Course this exceptional home set on a 3106m2 block (approx.). Featuring three large bedrooms all with built in robes the main bedroom features both an oversized walk in wardrobe and ensuite, the house features lots of storage, large lounge room to the back of the property with gorgeous large windows overlooking the beautifully landscaped gardens, separate dining area, plus a large well-appointed kitchen with stainless steel appliances, The lounge and dining room both overlooks a private decked entertaining area. Stepping outside you are greeted to a blissful oasis of perfectly landscaped gardens with access to the Ballan Golf course really ensuring you are living a grand life!

Extras include: gas cooktop, electric oven, heating, cooling, four bay garages, fireplace, wooden flooring throughout, private balcony, paved garden access, two living areas plus

**Land Size** : 3106 sqm

**View** : <https://www.ypa.com.au/7383041>



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