



## 7 Pearson Court Ballan VIC

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Looking for a property that offers comfort, convenience, and style? Look no further than this stunning house with character surrounded by brand new developments, close to town and amenities. This rare find boasts a spacious block with plenty of side access and a private fenced-off backyard.

Featuring 4 bedrooms, 2 bathrooms, and 3 separate living areas, this home is perfect for a large family or entertaining guests. The master bedroom includes an ensuite and walk-in robe with private access to the entertainment area. The great-sized kitchen with a meals area and a separate additional living area for the remaining three bedrooms offer the perfect separation of living quarters. Multiple split systems provide heating and cooling throughout, ensuring year-round comfort.

A separate building houses a 2 x 3m spa and a sauna, providing the ideal space for relaxation and wellness.

**Price** : \$1,000,000 - 1,099,000  
**Land Size** : 2610 sqm  
**View** : <https://www.ypa.com.au/8059856>



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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.

