

Sold



9 Gracefield Rd, Brown Hill



## Endless Possibilities - a wonderful home with a great location and potential for a new owner

A quite family home, great location and well maintained with 3 Bedrooms each with BIR, separate laundry, bathroom, WC & shower, and two lounge areas, sitting on approximately 620m<sup>2</sup>, with a great layout and abundance of natural light, with versatile outside areas and a small garden shed in the rear yard.

Easy access into Ballarat & the Melbourne Freeway with public transport close by.

The home has cathedral ceilings at the front, with an open plan kitchen, dining & lounge with reverse cycle air conditioning.

The floor coverings are Axminster carpet on the front lounge and dining area, with tiles on the kitchen, laundry, front entry, bathroom, WC & shower, with the hallway, bedrooms and back lounge all having polished floorboards.

The rear bedroom comes off the back lounge, which has a gas wood style heater & a box style reverse cycle air conditioner.

The front carport can be used for a caravan or additional parking off street for two cars, the carport on the front side of the home has a remote controlled roller door and two cars can fit in front of it for additional off street parking if required.

3 1 8 620 m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	9
Land Area	620 m <sup>2</sup>

### Agent Details

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The rear garage can fit a single car, and three cars can fit from the front of this garage to the front side carport.

The layout of the house offers many options for a new owner to explore, internal renovations to suit your style, an extension, or look at either a secondary dwelling at the front or rear, STCA.

Overall, a great home to own and just move into , so explore your vision for the site, inspections are by appointment.

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