



27 Walsh street, Ballan

Spacious Family Living on a Huge 937m² Block - Prime Ballan Location!

27 Walsh Street, Ballan




Set on an impressive 937m² (approx.) allotment, this well-presented home is perfectly designed for families who need space-both inside and out. Positioned in the heart of the welcoming country town of Ballan, the property delivers an ideal blend of comfort, lifestyle, and everyday convenience.

Enjoy effortless connectivity with Ballan Train Station and freeway access just moments away, making commuting to Melbourne or Ballarat a breeze, while also being centrally located to Geelong, the Central Highlands, and surrounding regions.

Inside, the home offers four generously sized bedrooms, including a master suite complete with a spa bath ensuite, ideal for unwinding after a long day. The remaining bedrooms are well serviced by the central bathroom, with the added convenience of two toilets overall.

The home has been refreshed throughout and features:

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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FOR SALE
\$599,000 - \$639,000

VIEW
Sat 13th Jun @ 10:15AM - 10:45AM

AGENTS
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AGENCY
LJ Hooker Melton
(03) 8797 5588

 **LJ Hooker**

High ceilings enhancing space and light

Freshly painted interiors

Brand new carpets

Brand new ducted heating system

Brand new hot water system

Wheelchair friendly: Ramp at the rear end of the property

The kitchen is functional and family-friendly, equipped with a gas cooktop, oven, and splashback, and flows seamlessly into the living and dining areas.

Stepping outside, you'll find a standout outdoor decking area with extensive undercover space, creating the perfect setting for entertaining, relaxing in the sun, or enjoying your morning coffee while overlooking the expansive backyard-offering endless potential for kids, pets, or future improvements.

Completing the package is a double car garage, ample yard space, and a location that truly supports a relaxed country lifestyle without sacrificing accessibility.

This is a fantastic opportunity to secure a spacious family home on a large block in one of Ballan's most convenient and family-friendly pockets.

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)
Contact us today!

Lj Hooker TEAM welcomes you and looks forward to meeting you at the inspections.

DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

Please see the below link for an up-to-date copy of the Due Diligence Checklist:

<http://www.consumer.vic.gov.au/duediligencechecklist>

MORE DETAILS

Property ID	RPTHWU
Property Type	House
Land Area	937 m2
Including	Ensuite
	Toilets (2)

Vinay Kumar 0415 316 382

Sales Executive | vinay.kumar@ljhookerbm.com.au

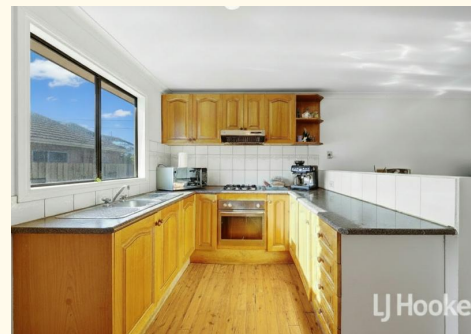
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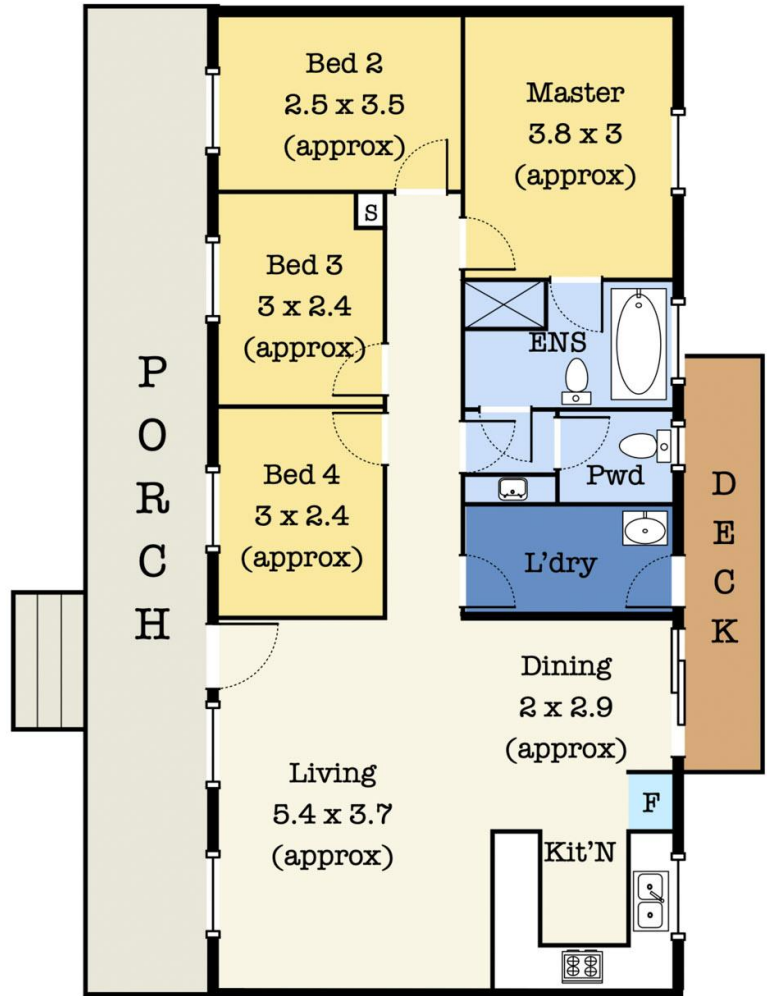
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Floor Plan



27 Walsh St, Ballan VIC 3342

*This document is for illustration purposes only and no warranty is given to the accuracy. Purchasers are advised to carry out their own investigations.