





19 Balmain Circuit, Wallan

Family Living, Effortless Entertaining & Parkside Convenience

Perfectly positioned in the popular Wallara Waters Estate and directly opposite picturesque parkland, this inviting family home combines comfortable living, generous outdoor entertaining and everyday convenience in a location that makes family life easy.
Designed with space for everyone to enjoy, the home offers three well-proportioned bedrooms, including a privately positioned master suite complete with a walk-in robe and ensuite featuring dual vanities. The remaining two bedrooms, each fitted with built-in robes, are thoughtfully situated in a separate wing and serviced by the central bathroom, providing a practical layout for families.
At the heart of the home, the well-appointed kitchen features stainless steel appliances, generous preparation space and a functional layout overlooking the spacious open plan meals and family area. Whether preparing dinner, helping with homework or catching up with family and friends, this inviting space is designed for everyday living. A separate lounge provides an additional living zone, offering flexibility for quiet relaxation, movie nights or entertaining guests.
Step outside and discover one of the home's standout features: a superb decked alfresco area complete with cafe blinds, creating a

3 2 2

FOR SALE
$650,000 - $690,000

VIEW
By Appointment

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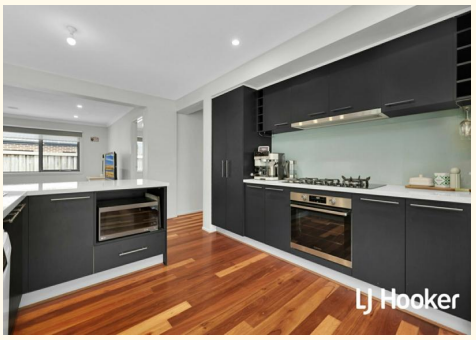
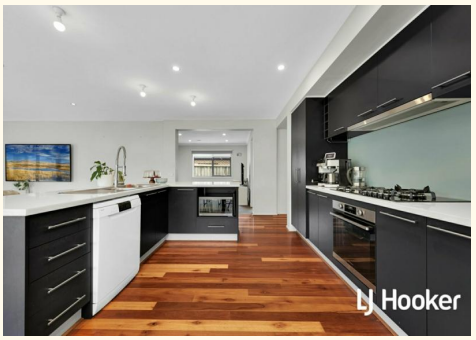
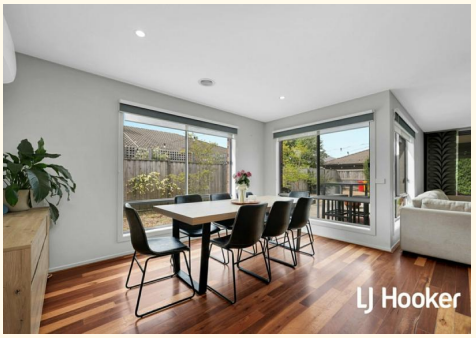
All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

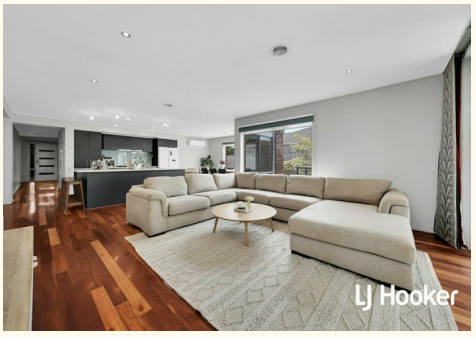
sheltered setting for year-round entertaining. Overlooking the generous, grassed back yard, there's plenty of room for children to play, pets to roam or simply to enjoy the outdoors.
Adding further appeal is a double garage with internal access, complemented by side access providing extra flexibility for a caravan, boat or trailer. Gas ducted heating, split-system cooling, downlights and a garden shed complete the practical inclusions.
Set on an approximately 611 sqm allotment, this is a home that brings together space, comfort and entertaining appeal, all while enjoying the added benefit of parkland directly across the road.
With Muyan Primary School and kindergarten within the Wallara Waters community, along with secondary schooling, childcare and Wallan train station conveniently close by, this is an excellent opportunity for families, first-home buyers and those seeking a relaxed lifestyle in an established, family-friendly estate.
Enjoy the space, embrace the lifestyle and make 19 Balmain Circuit your next move.
Please direct all enquiries to Sally Long on 0477 437 281.











MORE DETAILS

Property ID	802HJS
Property Type	House
Land Area	612 m2

Sally Long 0477 437 281
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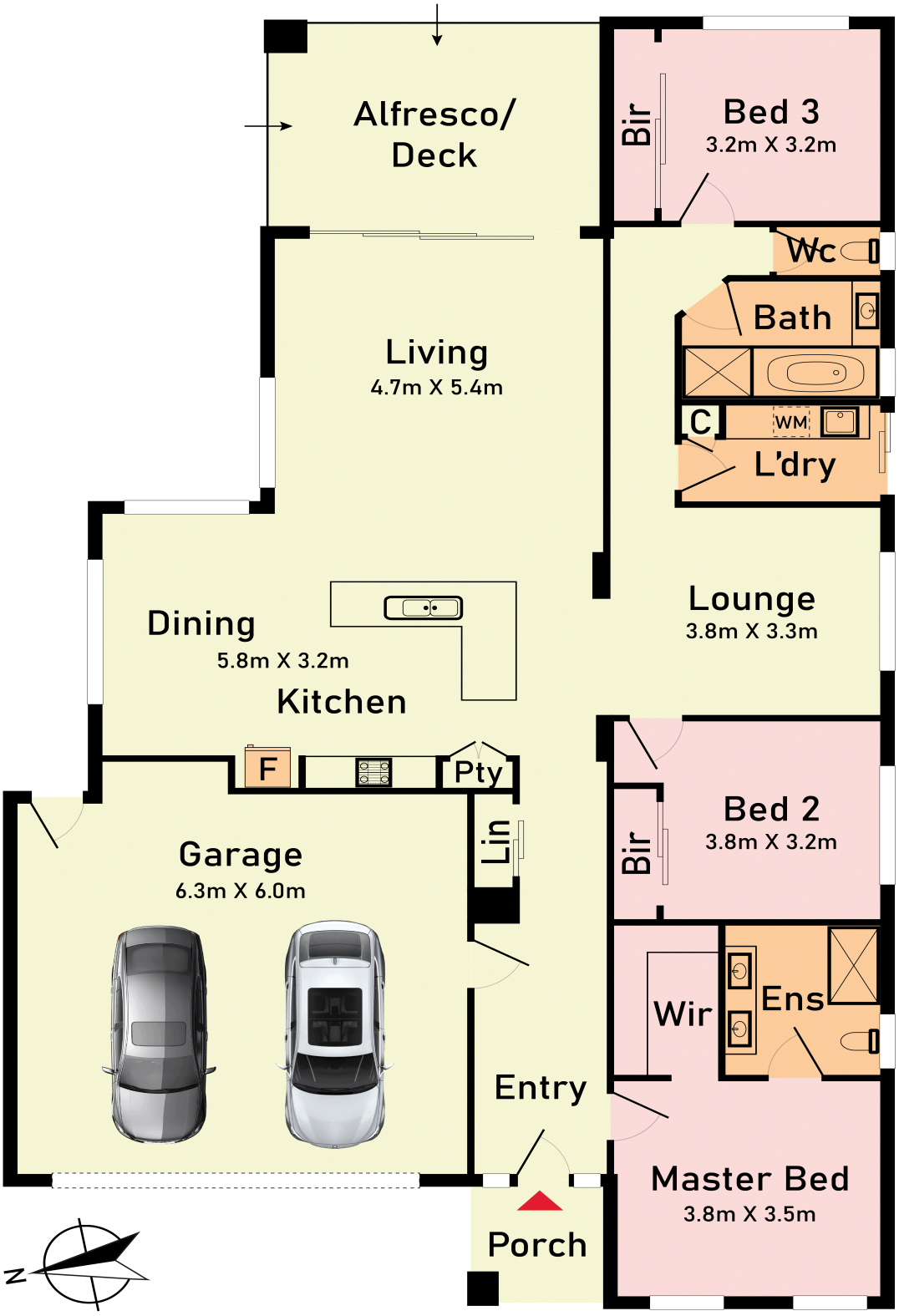
LJ Hooker



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Internal Floor Space: 141.69 m^2

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