



**40 Yarrowee Parade Redan VIC**

2 1 2

Perched in an elevated position on the edge of the Ballarat CBD is this charming two-bedroom home plus a large studio, home office or mancave. The block is around 550m2 and positioned on a quiet road with limited through traffic. The front veranda enjoys views across to Yarrowee Creek with Mulberry, Elderberry and Apple trees amongst the many trees scattered throughout the well laid out yard. Inside you have two good sized bedrooms, Open plan kitchen, meals and living area and bathroom with shower over bath. The house has an economical solar powered heating system as well as a split system. Outside you have a large studio, home office, gym or mancave. The undercover entertaining area is a highlight with plenty of north sun and stunning aspect. There is also off street carparking and good fencing so the kids and pets will be safe to enjoy the spacious garden. ...

**Price** : \$ 440,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/redan/residential/house/6782432>



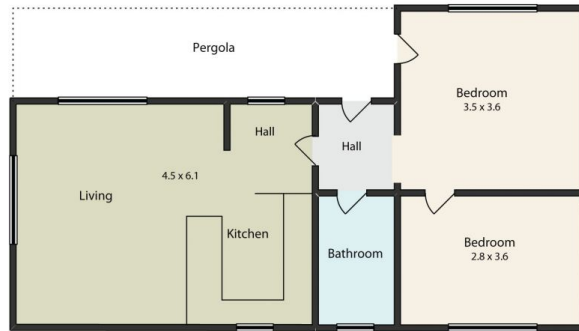
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Not in Position



This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2021 for Ballarat Real Estate.



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