



**18 Botanic Drive Ballarat North VIC**

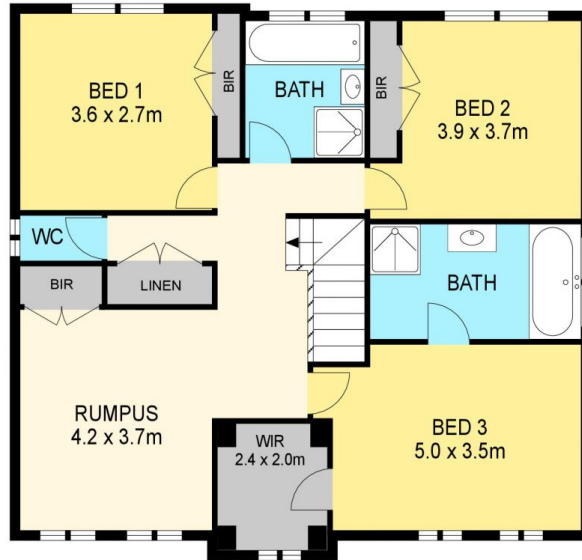
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Ideally situated in one of Ballarat's most tightly held and sought-after locales is this unique home that has it all, space, functionality, quality and rarity. Internally, this beautifully presented home comprises of four bedrooms (or three and a study). The master bedroom has ensuite and large walk in robe which the three remaining bedrooms all have built in robes. On the ground floor you will find a spacious open plan design with two living spaces, kitchen with high quality appliances & pantry, dining area, separate toilet and full laundry. Just a few steps up to the first floor you will find a third living space/rumpus room, main bathroom with bath, shower & vanity and a separate toilet. Externally, this home is just as impressive sitting on approximately 1,623m2 with large shedding that is concreted & powered, rain water tank with pump, solar, veggie gar ...

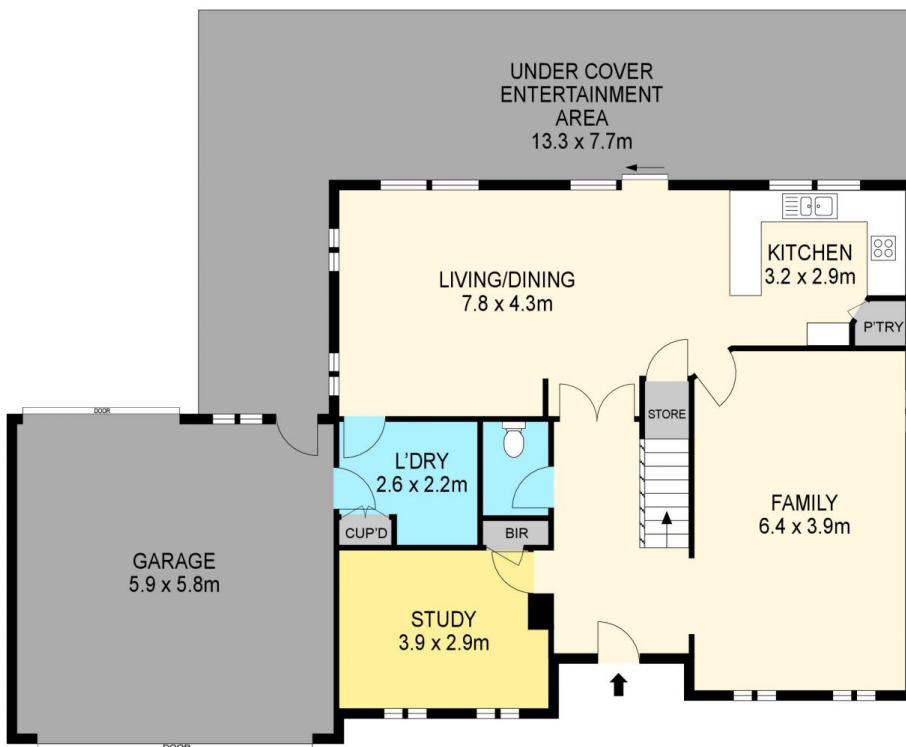
**Price** : \$ 875,000  
**Land Size** : 1623 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-north/residential/house/7186178>



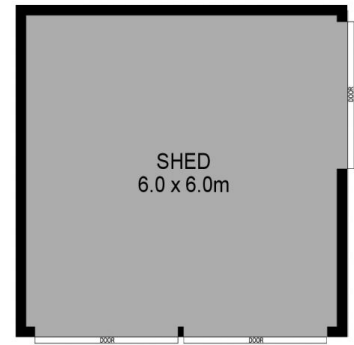
**Lachlan Sylvia**  
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**0458 068 234**



FIRST FLOOR



GROUND FLOOR



(NOT IN POSITION)

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

Ballarat  
Real Estate

