



16 Falkirk Road Nerrina VIC

5 3 8

From the moment you enter the front gate, you will feel like you have stepped into a luxurious resort less than 5km from the Ballarat CBD and Train Station.

Features include double glazed windows throughout, bore water, solar panels, solar heated swimming pool, zoned ducted central heating, zoned ducted refrigerated cooling, split system, unique fire place that can be open or closed, inside and outside speaker system, drying cupboard and so much more!

The main house welcomes you with double door entry into the formal front foyer featuring stunning Tasmanian Oak flooring that flows through to the main living zone. The master suite includes spacious WIR and ensuite featuring freestanding bath to soak the day away, separate shower,

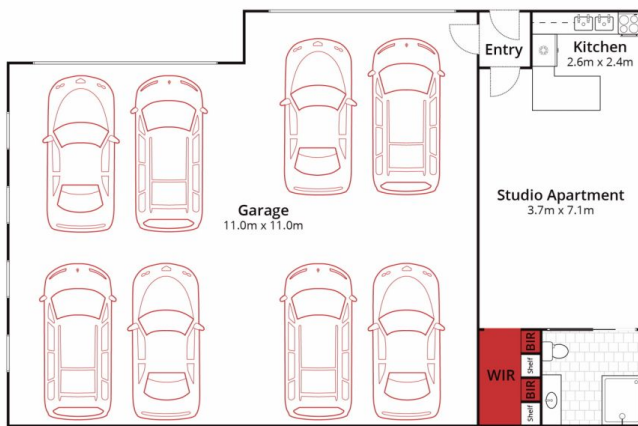
Price : \$ 1,950,000

Land Size : 1911 sqm

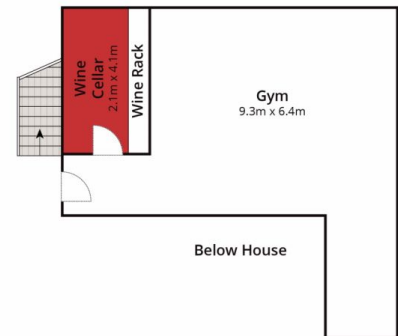
View : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/nerrina/residential/house/7186179>



Jo Thornton
03 53312233
0409356478



Self Contained Unit



Approx House Area 351m²

Approx Studio Area 172m²

Approx Land Area 1911m²



Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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