

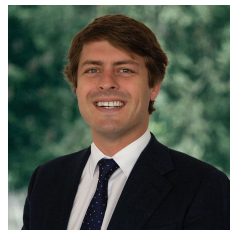


**5 Philip Avenue Ballarat North VIC**

3 2 2

There is more than meets the eye with this beautifully maintained brick veneer home. The location is outstanding in a quiet, leafy street in prized Ballarat North. The position is convenient with easy access to both Ballarat CBD and Melbourne Freeway. The home has an abundance of living and outdoor entertaining space. The kitchen is substantial with island bench, modern appliances and plenty of storage. There is an attached meals to the kitchen while there is also a further dining room. There are two large living areas, a family room at the front and a sunken lounge at the rear complete with cosy wood fire. The master bedroom has both ensuite and walk in robe while the other bedrooms are spacious with built in robes. The family bathroom has separate shower and bath while there is also a full laundry. The house is serviced by gas central heating, evaporative ...

**Price** : \$ 575,000  
**Land Size** : 615 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-north/residential/house/7430407>

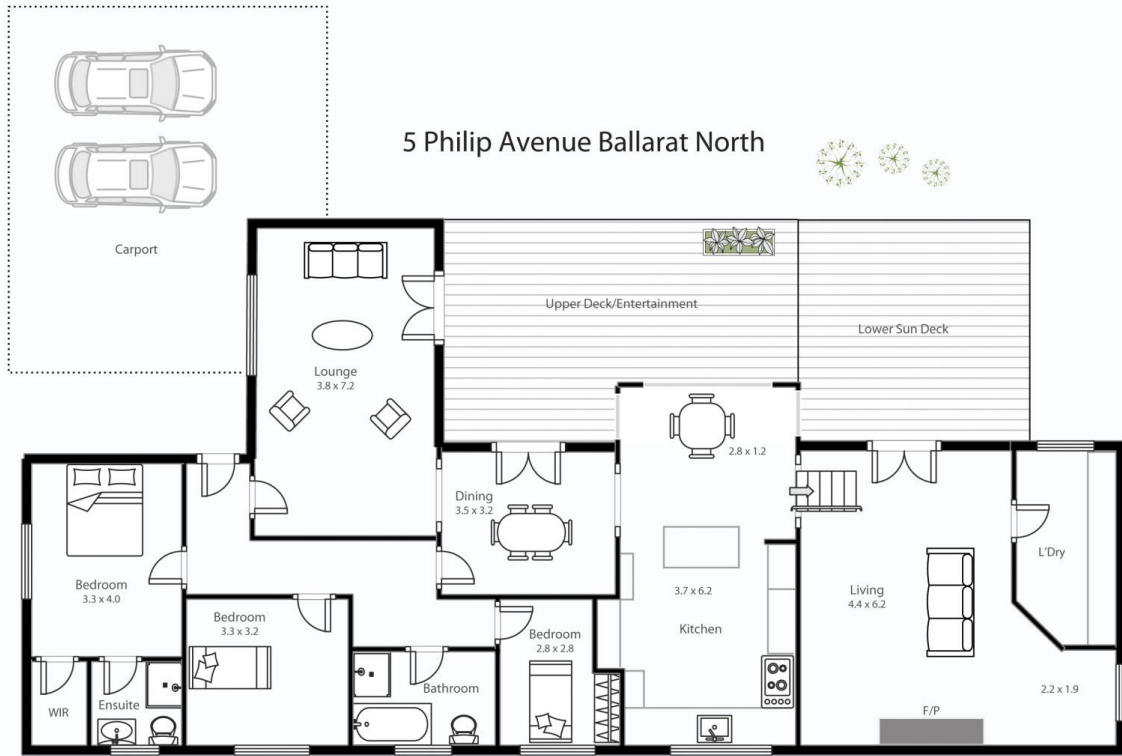


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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2023 for Ballarat Real Estate.