



#### 44 Waterford Drive Miners Rest VIC

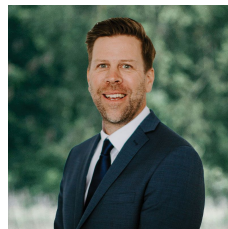
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Situated on one of the finest streets in Miners Rest, this home offers the very best of modern living

With three bedrooms, a study/fourth bedroom, two bathrooms and two living areas, you can move straight in and enjoy all that the property has to offer. The modern, recently renovated, kitchen with stone benchtops, new appliances and large butlers pantry is a real highlight. A generous light filled open plan dining and living area connects with a north facing alfresco area and backyard with an established garden. The master bedroom has views to parklands, an opulent ensuite and large walk in robe. The home is serviced by ducted heating and cooling and split systems backed up by a massive 9.2kwh solar system making the property very cheap to run. It has a connected double garage and is an absolute must inspect.

**Price** : \$ 520,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/miners-rest/residential/house/7677844>



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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.