



### 11 Hearn Road Brown Hill VIC

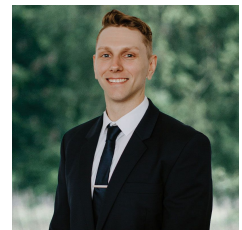
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Nestled in the woodlands of Brown Hill, this well-maintained family home sits on a sprawling 2224m<sup>2</sup> (approx) plot of land, offering potential for further development (STCA). Situated amidst bush lands, it is conveniently located within short distance to schools, the newly developed Ryans IGA with essential amenities, and the bustling CBD. Easy access to the Western Freeway simplifies commuting. The home boasts a classic brick facade with a front veranda and well-manicured gardens. Inside, you'll find three bedrooms, each equipped with built-in robes, sharing a stylish bathroom. The living area, with additional lounge room, offers a relaxing space, while the seamless connecting dining and kitchen area serve as an inviting space for family meals. The kitchen is equipped with modern appliances, including a gas stove, dual wall ovens, dishwasher, fridge space and ...

**Price** : \$695,000 - \$750,000  
**Land Size** : 2224 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/brown-hill/residential/house/8035855>



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