



105 Bell Avenue Mount Helen VIC

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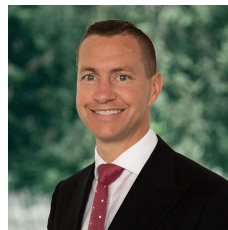
Located in the desirable Mt Helen area, this spacious family home offers an exceptional living experience. Nestled on a quiet road, it is ideally situated close to Federation University, the IBM centre, and just 10 minutes from the Ballarat CBD. The home exudes charm and a welcoming family atmosphere from the moment you enter.

Price : \$1,300,000 - \$1,350,000

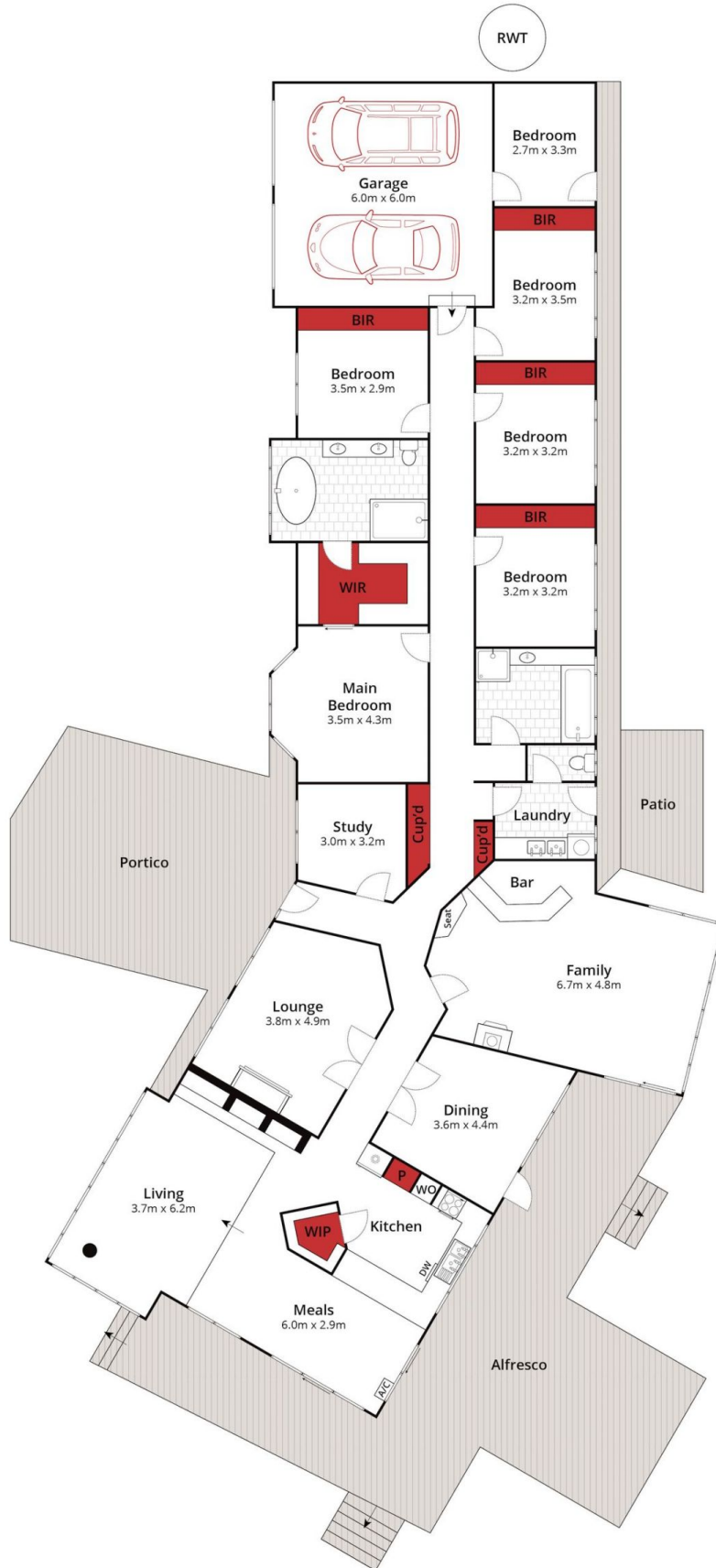
Land Size : 9494 sqm

View : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/mount-helen/residential/house/8074912>

The front of the house features a large study, perfect for working from home, and a formal living room with an open fireplace. The right hallway leads to a spacious informal living area with a wood fireplace, a built-in bar, and a sliding door to the alfresco area. The end of the hallway opens to a vast open-plan living, dining, and kitchen area with a gas log fireplace and large windows overlooking the stunning garden. The well-equipped kitchen includes gas hotplates, a separate oven, a double sink, a dishwasher, a



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Approx House Area 325m²

Approx Land Area 9534m²



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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