



5/238 Humffray Street North Brown Hill VIC

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"Don't judge a book by its cover" could not fit this surprising stand-alone home any better! From the moment you reach the end of the five unit complex you are met with meticulously maintained garden beds and a beautiful blooming Magnolia tree that is sure to impress. The home has been kept in an impeccable state both inside and out with fresh paint and brand new carpet throughout. An open floorplan brings with it a spacious central hub containing a kitchen, dining and lounge area at the front of the unit, with both bedrooms positioned at the end of the hall. There is gas and electric cooking and a gas space heater to the lounge. Throughout the home there is more than enough storage including a pantry and both under and over bench cupboards in the kitchen, a linen closet and floor to ceiling cupboards in the hall as well as double built-in robes to both bedrooms! The bathroom is spacious and bright with a separate bath and shower and WC accessible from the

**Land Size** : 455 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/brown-hill/residential/unit/6187568>



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TOTAL LIVING AREA: APPROX. 9.6 SQ



DISCLAIMER:

ALL DIMENSIONS ARE APPROXIMATE & NOT 100% TO SCALE.  
FOR FURTHER INFORMATION, PLEASE CONTACT YOUR AGENT DIRECTLY.

