



11 Rumler Court Ballarat North VIC

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Ballarat North delivers yet again with this impressive home tucked quietly away in Rumler Ct, being a must on your open for inspection list. Tastefully updated throughout, and with an extensive inclusions list this home will simply not last long. 3 separate living zones, 5 great bedrooms, plus a study / home office offer families an abundance of room, with the 3rd downstairs rumpus room containing a bar and bathroom facilities to provide that perfect entertaining space or kids retreat. The heart of the home is streamlined for fantastic, comfortable open plan living with a gas log fire and stainless steel kitchen appliances delivering a great feel. A split system and central heating help control the temperature for all seasons throughout. The master bedroom and main living zone both open up to a large outdoor deck delivering magnificent views across Ballarat. A huge highlight is the solar panelling included which runs a feed in tariff at 66c per KW, meaning the new owner will

Land Size : 668 sqm
View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-north/residential/house/6187710>



Tony Lockyer
03 5331 2000

TOTAL LIVING AREA: APPROX. 29.8 SQ



DISCLAIMER:

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

