



## 32 Grand Junction Drive, MINERS REST, VIC 3352

### Four Bedrooms Plus Study – Spacious Family Living with Side Access

Lifestyle and quality combine in this stunning home, set on a beautifully landscaped allotment in a highly convenient location.

Thoughtfully designed for growing families, the residence offers four genuine bedrooms, including a spacious master suite with ensuite, plus a separate study or optional fifth bedroom. A light-filled formal lounge at the front of the home provides the perfect space to relax and unwind.

The heart of the property is the expansive open-plan kitchen, dining and living zone, designed for effortless family living and entertaining. The well-appointed kitchen offers ample bench space and storage, overlooking the central living area where everyone can come together.

Additional highlights include direct internal access from the oversized double garage and a covered alfresco area, ideal for year-round entertaining with family and friends.

Outside, the generous allotment features beautifully maintained, low-maintenance gardens, while the valuable side access provides excellent space for a caravan, boat or

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**TYPE:** For Sale

**INTERNET ID:** 300P194994

#### SALE DETAILS

**\$700,000 - \$730,000**

#### CONTACT DETAILS

**Elders Ballarat**

Cnr Carngham Road &

Learmonth Street

BALLARAT, VIC

03 5336 9500

**Adam Henderson**

0458 952 493

trailer.

Perfectly positioned close to Miners Rest Primary School, IGA, the Western Highway and Wendouree Train Station, this impressive home offers space, comfort and convenience in one outstanding package.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Heating

- Land Area 732.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Ensuite







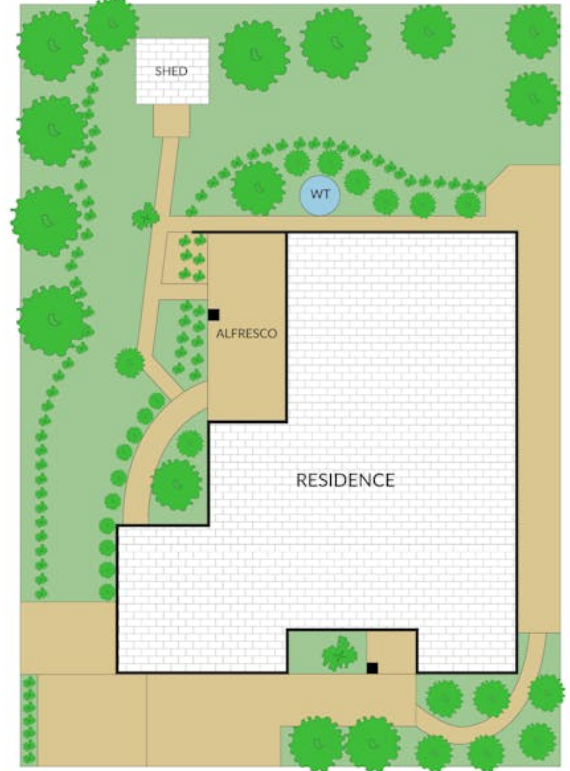
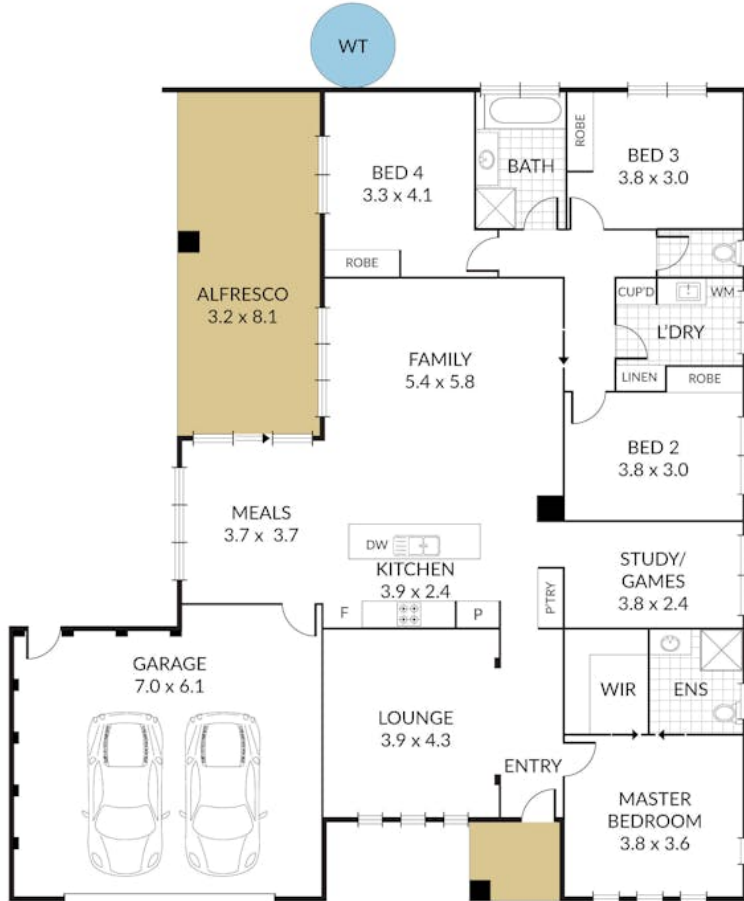


Internal 223m<sup>2</sup> External 508m<sup>2</sup> Total 731m<sup>2</sup>

32 Grand Junction Drive, **Miners Rest**



4 x 2 x 2 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.