

**120 Moss Ave, Mount Helen, VIC, 3350**



**House For Sale**

Thursday, 28 November 2024

120 Moss Ave, Mount Helen, VIC, 3350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tony Zelencich  
0353000000

## **A Peaceful Lifestyle Awaits Only Moments From The Ballarat CBD!**

Nestled in the coveted Mount Helen neighbourhood is this attractive home which embodies tranquil living!

- Inspired by the style of an architecturally designed Fasham Johnson home and set on an acre (approx.) of predominantly bushland, this property presents the perfect opportunity for a tranquil retreat.
- The home comprises of four great sized bedrooms, master complete with ensuite.
- The heart of the home is the open-plan living space drenched in natural light fostering magnificent views to the scenic outlook.
- The main family bathroom is spacious in size with shower, built in bath as well as a separate toilet.
- The well-appointed kitchen beckons with a gas stove, oven, dishwasher as well as expansive bench space offering an abundance of cabinetry.
- Climate is kept comfortable all year round with wood heating as well as split systems for cooling.
- Step outside to a secure oasis where the outdoor entertainment area shines, a large, paved area with Stratco pergola ensuring that you can host gatherings and celebrations year-round while also being surrounded by a scenic backyard for the kids to play and pets to roam.
- Entertainers will also be impressed the multiple living areas to cater for the busy family life.
- Other features of note include the double brick exterior, floor-to-ceiling windows throughout the home, established vegetable garden with a watering system installed and the free range chicken coop.
- The home is ideal for those seeking a peaceful environment, we are only a two minute drive from the Buninyong Village, minutes away from Mount Clear shops, Federation University, Emmaus Catholic Primary as well as IBM Technology Park.
- Also zoned to Buninyong Primary School and with Ballarat Steiner School less and a kilometre down the road we are spoilt for choice when it comes to quality education.
- Opportunities in a sought-after area like this are becoming harder to find, contact Tony or Daniel today to arrange your very own private inspection.