

**808 Lydiard Street North, Soldiers Hill, Vic 3350**



**House For Sale**

Thursday, 9 January 2025

808 Lydiard Street North, Soldiers Hill, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 583 m2**

**Type: House**



Paul McGourlay  
0423508070



Jesse Manton  
0409166913

**\$695,000 - \$745,000**

Nestled in the heart of Soldiers Hill, 808 Lydiard Street North offers a unique opportunity to secure a home that combines modern comfort with exceptional lifestyle appeal. Perfectly suited for families, first-home buyers, or savvy investors, this property delivers much more than meets the eye. With stylish updates and thoughtful design, it's a place where you can move straight in and start enjoying all it has to offer. Inside, you'll find a tastefully renovated kitchen with 900mm gas cooking, a dishwasher, and an open-plan dining and living area ideal for entertaining. The contemporary bathroom includes a large walk-in shower, sleek vanity, and a separate toilet off the laundry. Each of the three bedrooms features built-in robes and ceiling fans, while the living area is enhanced with split-system air conditioning. Outside, the home truly shines, boasting a half-court basketball area, a swimming pool with stylish pavers, and an undercover alfresco perfect for BBQs and gatherings. Additional conveniences include a single lock-up carport and a garden shed for storage. Positioned in a highly sought-after area, this property is just a short stroll to the Ballarat CBD, train station, and the well-regarded St Columba's Primary School. Enjoy the benefits of city-edge living with all the amenities and attractions right at your doorstep including local cafes and easy access to the Melbourne freeway and Lake Wendouree. Whether commuting, shopping, or exploring, this location offers unmatched convenience for modern lifestyles.