



### 33 Coulsons Road Warrenheip VIC

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A captivating blend of classic charm and contemporary design, this beautifully presented lifestyle property offers exceptional space, versatility, and refined comfort—all with nothing left to do but move in and enjoy.

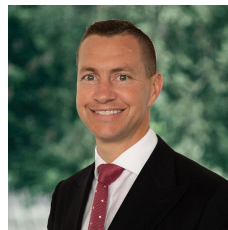
Inside, soaring ceilings, ornate plasterwork, and thoughtful storage create a sense of understated luxury. The flexible floorplan offers up to four spacious bedrooms, including an upstairs master retreat complete with walk-in robe, ensuite, and private lounge. Alternatively, a downstairs suite—with its own ensuite and elegant clawfoot bath—provides the perfect haven for guests or teenagers. The main bathroom has been stylishly updated, blending modern finishes with timeless appeal.

Multiple living zones cater effortlessly to both relaxation

**Price** : \$ 990,000

**Land Size** : 1.6 Acres

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/warrenheip/residential/house/8407813>



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Ground Floor



First Floor

(Not In Position)



Whilst klapper films has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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