



### 37 Hermitage Avenue Mount Clear VIC

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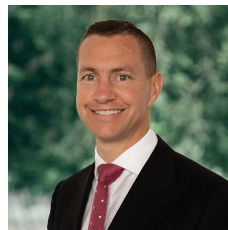
Set in a peaceful location, this immaculate 4-year-old home blends modern luxury with thoughtful design across a spacious 1204m<sup>2</sup> allotment. The master bedroom is a private retreat, complete with a walk-in robe and ensuite featuring a freestanding bath, double vanity, and walk-in shower. Three additional bedrooms each offer generous storage and unique layouts, including two with their own ensuite.

With three separate living zones-including a formal lounge, open-plan family space, and a rear rumpus room-there's room for everyone. The designer kitchen boasts Caesarstone benchtops, waterfall breakfast bar, matte black custom cabinetry, two integrated ovens, a butler's pantry with 900mm freestanding oven and dishwasher, plus custom wine racks and dual chillers.

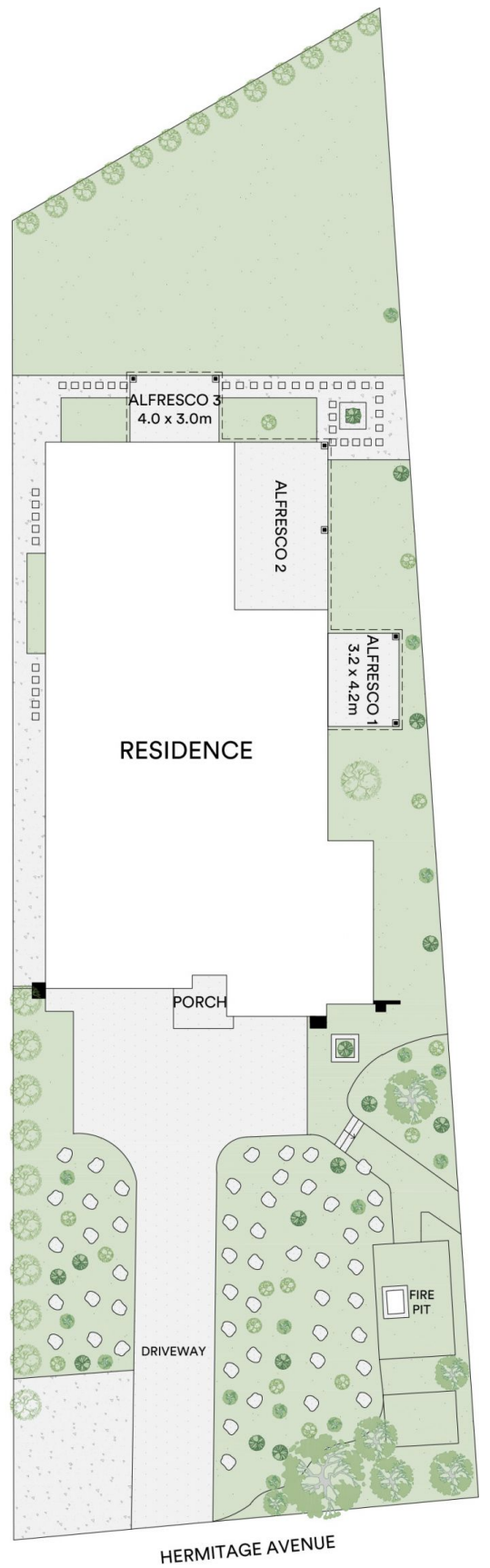
**Price** : \$950,000 - \$990,000

**Land Size** : 1207 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/mount-clear/residential/house/8449183>



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