



#### 14 Marrod Close Ballarat North VIC

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Positioned in a tightly held pocket on a generous allotment of approximately 801m<sup>2</sup>, this impressive residence delivers the perfect blend of space, style, and lifestyle. Set on an elevated allotment to capture stunning views, the home has been thoughtfully designed for modern family living with multiple living zones and seamless indoor-outdoor integration.

Inside, the versatile floorplan offers four generous bedrooms, including a master retreat complete with walk-in robe and ensuite, while additional bedrooms are well-appointed and serviced by a central bathroom. The expansive open-plan kitchen, meals, and family area forms the heart of the home, complemented by a separate lounge and dedicated study-ideal for growing families or those working from home.

**Price** : \$980,000 - \$1,020,000  
**Land Size** : 801 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-north/residential/house/8698440>



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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.