

### 13 McMahon Drive Ballan VIC

4 2 2

Welcome to a remarkable opportunity to own a spacious, 4-bedroom home that seamlessly blends quality craftsmanship with modern lifestyle living. Meticulously constructed by Lifestyle Homes, this residence boasts an array of features designed to elevate your living experience.

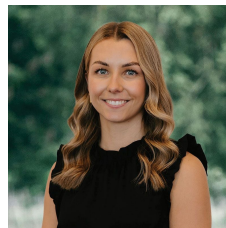
Indulge in the luxury of a master bedroom featuring a walk-in robe and a lavish full ensuite with its own private decking/outdoor sitting area. This private sanctuary is thoughtfully designed for your comfort and relaxation.

Bedrooms 2 and 3 are adorned with built-in robes, offering both style and practical storage solutions. Serviced by the central bathroom and separate toilet for convenience. Bedroom 4 can be used as a home office, third living

**Price** : \$ 650,000

**Land Size** : 654 sqm

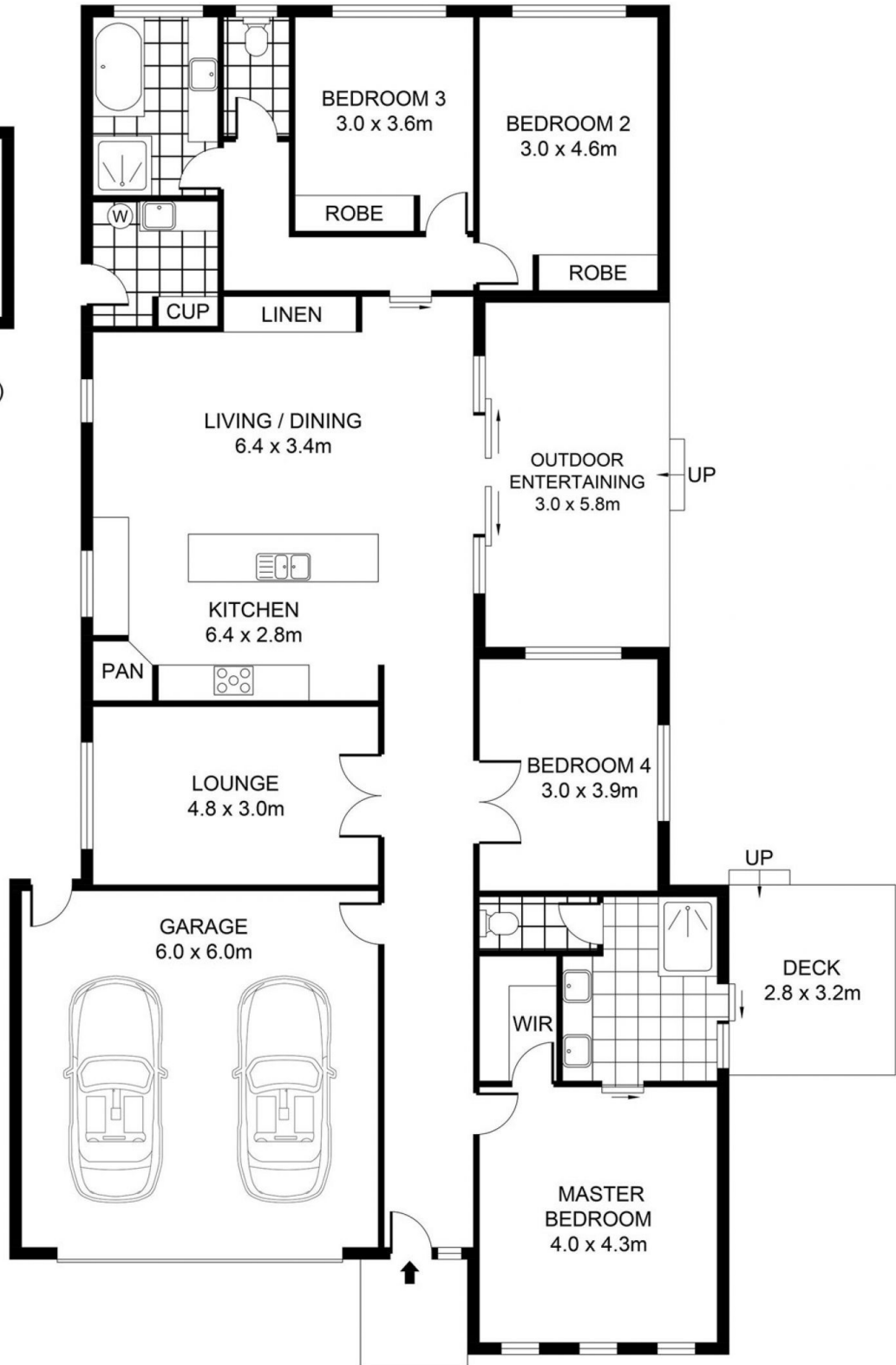
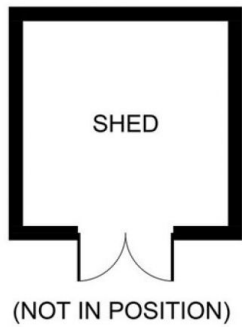
**View** : <https://www.bacchusmarshrealestate.com.au/sale/vic/ballar-at-western-district/ballan/residential/house/7924596>



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0 1 2 3 4 5 **SCALE (METRES)**

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

INT : 160m<sup>2</sup> (approx)  
 EXT : 30m<sup>2</sup> (approx)  
 GARAGE : 36m<sup>2</sup> (approx)

**13 MCMAHON DRIVE**

**BALLAN**