



## 95 Nariel Court Ballan VIC

5 3 2

Set on approximately 62 acres of cleared land, 95 Nariel Court, Ballan presents a stylish five-bedroom, three-bathroom residence with powder room and double garage that epitomises space, sophistication, and modern functionality. Designed as a contemporary family sanctuary, this home offers everything you could possibly need for everyday comfort and effortless entertaining, all framed by the beauty and serenity of a private acreage lifestyle.

From the moment you arrive, the home impresses with its solid timber doors, polished hardwood floors, soaring 9ft ceilings, double-glazed windows, and a floorplan that seamlessly blends refined finishes with everyday practicality. The entry opens to a grand open-plan living and dining zone, anchored by a modern woodfire combustion heater, elegant stone feature wall, and

**Price** : \$1,879,000 - \$1,979,000  
**Land Size** : 62.7 Acres  
**View** : <https://www.ypa.com.au/8485627>



**Jodi Nash**  
**0419 342 120**



## 95 Nariel Court, Ballan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

