**ADDRESS: 9 Buniya Street, Bonshaw**

**HEADING: Quality Family Living with Space, Style & Convenience**

**SCRIPT:**

Perfectly positioned in the sought-after suburb of Bonshaw, 9 Buniya Street offers the ideal blend of peaceful living and everyday convenience. Just moments from Delacombe Town Centre and only a 10-minute drive to the Ballarat CBD, this home is close to schools, parks, shopping and transport – everything you need is right at your doorstep.

Presenting this warm and inviting home that has been built with quality and care throughout, you'll immediately feel the comfort and attention to detail on arrival. At the heart of the home is a spacious open-plan kitchen, living and dining zone, perfect for modern family life and effortless entertaining. The well-appointed kitchen boasts ample storage and bench space, flowing seamlessly into the generous living areas, with a second lounge providing added flexibility for relaxation or a kids’ retreat.

With four spacious bedrooms, this home caters comfortably for families of all sizes. The master suite includes its own ensuite and walk-in robe, while the remaining three bedrooms are serviced by a stylish central bathroom, complete with quality fixtures and a separate toilet for added convenience.

Step outside and you'll find a beautifully landscaped 580m² (approx.) allotment, offering a secure and private backyard that's perfect for kids, pets, or entertaining guests. There's ample room to enjoy the outdoors, and the lush greenery creates a tranquil setting you’ll love coming home to.

If you're looking for quality, space and a fantastic location, 9 Buniya Street is the perfect place to call home. Don’t miss your chance to secure this outstanding property in one of Bonshaw’s most desirable pockets.

Price: $650,000 - $695,000

Contact: - Mark Nunn

Second Agent: - Anish Babbar

Bed – 4

Bath – 2

Living – 2

Garage – 2

Land size – 580m2