

# 1 Observation Court, Brown Hill, Vic 3350



## Sold House

Friday, 29 September 2023

1 Observation Court, Brown Hill, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 735 m2

Type: House



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**\$950,000**

Where luxury and entertainment converge seamlessly. This meticulously maintained residence is more than a home; it's a sanctuary designed for the perfect host. With four spacious bedrooms, including a luxurious master suite, and a variety of inviting living spaces, this property defines sophistication while offering an ideal setting for unforgettable gatherings. • Enjoy the privacy and opulence of a master suite featuring a spacious walk-in robe and a well-appointed ensuite with double vanity, a generous shower, and a separate toilet. • The remaining bedrooms are thoughtfully designed and share a beautifully appointed central family bathroom, complete with a freestanding bath for those tranquil moments of relaxation. • There are three separated living zones offering space for the family including a generous open-plan kitchen, dining, and living area that seamlessly extends to an impressive alfresco space. • The kitchen boasts quality finishes, including stone benchtops, 900mm Westinghouse cooking appliances, and a large walk-in pantry with custom joinery. Two large Velux windows help flood the space with natural light, helping with the ambience. • Discover a range of practical features, including double glazing, security system (with cameras), ample storage throughout, a separate powder room, well appointed laundry with drying cupboard. • The climate is kept comfortable all year round with gas central heating, evaporative cooling, a wood heater and ceiling fans throughout. • The alfresco entertaining area is a true highlight, featuring a built-in kitchen with a natural gas BBQ, hot and cold plumbing, a built in beer tap, infrared strip heating, surround sound speakers, and electric outdoor blinds for year round comfort. • Situated on approximately 735sqm, the property boasts fully landscaped gardens kept vibrant with an automated irrigation system. Enjoy the 3.4m x 6.2m in-ground swimming pool with an electric heat pump and a self-cleaning system, perfect for unwinding and refreshing. • Benefit from an oversized automatic double lock-up garage with direct access to the home, as well as a garden shed and side access for added convenience. • Located close to parkland reserve and walking trails, 10 minutes from the Ballarat CBD and just minutes from the Western Freeway for those looking to commute to Melbourne.