

**10 Hugo Place, Brown Hill, Vic 3350**



**House For Sale**

Thursday, 9 November 2023

10 Hugo Place, Brown Hill, Vic 3350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1388 m2**

**Type: House**



Will Munro  
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Chloe Wilson  
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**\$1,500,000 - \$1,600,000**

Embrace the extraordinary in this phenomenal family home, your very own sanctuary of comfort and elegance. Set upon a sprawling 1,388m<sup>2</sup> parcel of land, with four bedrooms, study, three living areas, and an array of exquisite features, this property represents the pinnacle of spacious and stylish family living. This home is perfect for both relaxation and productivity. Enjoy three distinct living areas, each offering a unique atmosphere, and a dedicated study perfect for those who work from home. The open plan kitchen, dining, and living area is truly the heart of this remarkable home, with a gorgeous outlook and views of the reserve that is your very own backyard. The kitchen is a culinary masterpiece, featuring a spacious butler's pantry, ample storage, 900mm gas stove, two electric ovens, dishwasher, and a generous amount of bench space. It's designed for those who appreciate the art of cooking and entertaining. This home offers two more living areas, one designed for a theatre room and the other for relaxation, so you can indulge in your favourite pastimes without leaving the comfort of your home. Step into your personal oasis as you enter the master bedroom. The generously proportioned master suite boasts an ensuite, ensuring your morning routine is a breeze. No need to compromise on storage space - the expansive his and hers walk-in robes provide ample room for all your clothing and accessories. The second bedroom offers a spacious walk-in robe, ensuring that storage is never a concern. From clothing to accessories, everything has its place in this well-designed room. Bedrooms three and four are comfortable size, complete with built-in wardrobes to keep your living spaces uncluttered and organized. Stay comfortable throughout the year with a zoned central heating and cooling system, along with ceiling fans. The gas log fireplace in the main living area provides a warm and inviting ambiance, perfect for gatherings. The property boasts exquisite touches, such as timber flooring, wool carpet, separate powder room downstairs, and a sprinkler system for the lush garden. Side access is also available for your boat or caravan. Step outside, and you'll discover a beautifully landscaped garden and entertaining space that's second to none. Enjoy your own outdoor kitchen, bar, swim spa and shed, all while taking in the fantastic views of your expansive backyard. Your family will enjoy countless hours of fun and relaxation in this private oasis. Car accommodation is complete by way of the large two car garage with internal access. Nestled in the always popular Brown Hill, this home is still conveniently located just moments from the Western Highway, ensuring an easy commute to Melbourne. Additionally, you're just a short drive away from the Ballarat CBD, schools, shops, and various transport options. This is more than just a family home; it's a lifestyle upgrade. Don't miss the opportunity to make it yours. Contact us today to arrange a viewing and secure your own piece of paradise in the heart of Brown Hill!

- Four spacious bedrooms, master with walk in robes & ensuite- Three living areas, plus a study- Centrally heated & cooled throughout, plus a gas log fireplace & ceiling fan- Outdoor kitchen & bar, swim spa & phenomenal entertaining space- Stunning views of the reserve, plus side access & shed- Just minutes to the Western Freeway & the Ballarat CBD