

# 10 Nelmore Court, Ballarat East, Vic 3350



## Sold House

Thursday, 4 January 2024

10 Nelmore Court, Ballarat East, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 721 m2

Type: House



Lachlan Sylvia  
0353312233



Chris Just  
0353312233

**\$750,000**

Nestled within the serene enclave of Ballarat East, this beautiful residence sits proudly on an expansive 721m<sup>2</sup> (approx) parcel of land. Positioned just a short drive from the vibrant heart of Ballarat CBD and close to schools, daycare facilities, supermarkets, charming cafes and a plethora of stores. It's a fantastic choice for a family seeking a residence that effortlessly combines convenience with tranquility. From the first glance, the home captivates with its contemporary brick facade, adorned with rendered feature archways and accents. Lush lawns and manicured hedges guide you to the front door, where a double lock-up garage and workshop, complete with a roller door, provide a tantalizing glimpse of the treasures within. Upon entry, you're greeted by modern elements such as a taller doorway leading to the front-appointed lounge room, an ideal space for entertaining and relaxation. The residence boasts four accommodating bedrooms, with the master suite featuring a Walk-In Robe and a private ensuite adorned with ample bench space, shower and toilet. The three additional bedrooms, situated at the rear of the home, all include built-in robes and share a family bathroom equipped with a shower, vanity and a built-in bath, complemented by a separate toilet. The heart of the home is the open-plan living area, where soft tones infuse warmth into the surroundings. The chef's dream kitchen is fitted with modern appliances, including a gas stove, oven, dishwasher, dual sinks, an expansive breakfast bench and a walk-in pantry. The laundry exudes functionality with its single sink, ample bench space, overhead cabinetry and cupboard space. Year-round comfort is assured with central heating and cooling servicing the entire home. Stepping into the outdoor oasis, you'll be enchanted by the alfresco area featuring electric blinds, perfect for enjoyment in any season. Unwind on the timber deck amidst well-established gardens-a rare find. Hedges, herb and veggie gardens, established trees complete the picturesque scene. Furthermore, a garden shed and a powered workshop/tool shed provide lots of storage options. Additional features of the home include a solar system and a rainwater tank connected to the toilets enhances the home's efficiency and sustainability. This residence seamlessly combines modern luxury, comfort and natural beauty, offering a unique lifestyle that beckons to be embraced. Be quick to schedule in your inspection as this one is sure to be popular!