

10 The Boulevard, Lake Wendouree, Vic 3350



House For Sale

Friday, 3 November 2023

10 The Boulevard, Lake Wendouree, Vic 3350

Bedrooms: 3

Bathrooms: 2

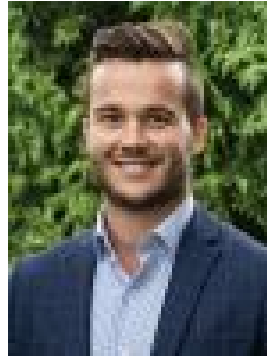
Parkings: 2

Area: 557 m2

Type: House



Daniel Nestor
0437840593



Tony Zelencich
0353000000

\$1,650,000 - \$1,750,000

Blue chip Real Estate a mere stones throw from the shores of Ballarat's pride & joy Lake Wendouree and directly opposite the North Gardens Wetlands. It's our pleasure to present 10 The Boulevard Lake Wendouree to the market. • Walking distance to the train station and a short stroll to the Botanic Gardens, your local supermarket and shops this home is prime real estate. • Architecturally designed to prioritize views of the parkland and welcome natural light and sunshine. A stunning unique image is captured in each of the perfectly framed front windows through the living areas of the home. • The property has been carefully designed with ease of living, lifestyle and comfort front of mind. • The living spaces are made up of an open plan informal lounge with built in cabinetry, dining area and flowing through to the kitchen. There is a separate formal lounge with gas log fire ideal for entertaining guests or more simply with a book in hand taking in the stunning natural outlook. • Your kitchen is well thought out with dishwasher, gas cook top, electric wall oven and walk in pantry. • The bedrooms are cleverly positioned at the rear of the home. The master bedroom is generous in proportion with an enviable walk-in robe fitted out with built-in shelving and drawers. • The ensuite bathroom offers an oversized shower, toilet and vanity. • Bedroom two has BIR's and the generously sized bedroom three could easily be used as a bedroom or study. • Central family bathroom, laundry with direct access to outside and separate toilet. • This home offers ducted heating, refrigerated cooling, double glazing throughout and quality window furnishings which makes it economical and comfortable all year round. • The many features of this stunning home include quality fixtures and fittings, monitored security system, security doors throughout, ample storage, 1,000 litre water tank for watering your fully landscaped and beautifully maintained gardens, lock up garage plus additional undercover parking. • An unrivalled location, arguably more appealing than being on the lake itself. • Nearby public and private schools, the Lake at your doorstep and shops all within a short walk. • The home will suit retirees looking to downsize, out of town families looking for a central hub, families or a couple looking for the lifestyle.