

10 Waranga Street, Nerrina, Vic 3350



Sold House

Friday, 1 December 2023

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Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 1974 m2

Type: House



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\$1,300,000

Nestled in one of Ballarat's most highly sought-after streets in the tightly held pocket of Nerrina, is this local Greg Smith custom-built home of grand proportions. Set across two titles on a generous almost half-acre allotment (1,974m²) only 6 minutes to the Lake Wendouree, Ballarat CBD, Train Station, Northway Shopping Complex (IGA, Pharmacy, Bakery, Take Away), North Ballarat Sports Club and Mars Stadium, Midlands Golf Club and so much more! The generous family home comprises on the upper level of a master suite with full bathroom ensuite including separate toilet, an oversized walk-in robe, and a private north-facing balcony, second bedroom featuring spacious walk-in robe and ceiling fan, third bedroom with ceiling fan, BIRs and private balcony, and the fourth bedroom with BIRs and ceiling fan. There is a central family bathroom which features a laundry chute and an abundance of storage, together with separate powder room and linen storage. The ground level comprises the fifth bedroom on entry with brand new carpet and premium underlay, sunken north-facing formal lounge with gas log fireplace and bay window, second north-facing living or would make an ideal study space. The open plan kitchen, living and dining space is the beating heart of this home and offers soaring ceiling heights and room for the entire family to gather and enjoy. The kitchen is of grand proportions as you would expect in a family home of this size and comes complete with quality appliances, walk-in pantry and additional separate walk-in storage room. Completing the ground level is a rumpus/theatre living space with soaring ceilings and excellent storage, an updated powder-room and generous laundry featuring drying cupboard, laundry chute from upstairs main bathroom, ample storage space and direct access to outside. Externally the home continues to impress with a fully enclosed Swim Spa/Pool Room that can be utilised all year round and connects to the large undercover Alfresco area that overlooks the expansive rear yard. After a swim you can enjoy a pizza cooked in the impressive purpose-built pizza oven and relax on the lounge chairs in the undercover rotunda, that comes complete with mains power, lighting and a mains gas outlet for the BBQ. There is extensive shedding at the property that can be accessed via side gates, including 9m x 8.4m main shed with 3-phase power, a 3.9m x 2.7m workshop/storage shed with natural light, a further smaller garden shed and an undercover almost 4m x 4m carport ideal for the trailer or camper. In addition, as part of the main house, there is an oversized 3 car garage all with individual remote access. The grounds are fully landscaped, and the cottage garden will truly impress throughout the changing of seasons. Completing the outdoor area is an expansive rear yard, two water tanks for irrigation, and the kids will love collecting the eggs from the chicken coop which has been upgraded with a chicken run to allow more room to move. Additional features include double glazed windows upstairs, updated carpet upstairs and brand-new carpet in 5th bedroom downstairs, recently painted throughout, updated window furnishings throughout, new down lights and chandeliers throughout (mostly dimmable), new individually zoned central heating and refrigerated cooling systems throughout, and so much more! This quality family home is ready for you to move straight in and enjoy for many years to come. Family homes of this calibre, and in such a premium location are hard to come by, so don't miss this incredible opportunity, contact the exclusive listing agent Jo Thornton 0409 356 478 today to arrange your private viewing.