

**107 Boak Avenue, Mount Helen, Vic 3350**



**Sold House**

Monday, 6 November 2023

107 Boak Avenue, Mount Helen, Vic 3350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 864 m2**

**Type: House**



Mark Nunn  
0409412518



Josh Gay  
0458303270

**\$668,000**

Nestled within the serene natural beauty of Mt Helen's bushland, this exquisite double-storey residence offers a captivating living experience. Situated in proximity to parks, reserves, walking trails, Mt Helen shops, Buninyong Town Centre, and within a convenient stroll to Federation University, this location also ensures a 15-minute drive to Ballarat CBD. Revel in the tranquillity and calm of country living through this remarkable property. Approaching the property, you'll be greeted by a grand circular concrete driveway that gracefully guides you to the low-maintenance front yard complete with meticulously landscaped gardens. The entry to the lower-level garage is accessed via stunning Cort and Steel remote-controlled sliding doors, exuding an elegant charm. Ample space is available for trailers, boats, and additional storage, even a potential wine cellar. Dual staircases on either side of the house lead to the upper level living areas. The balcony features break taking views of Mt Helen and the distant mountains. Upon entering, a spacious timber door reveals a hydronic floor-heated space, encompassing a generous lounge/living room and an adjoining kitchen/dining area equipped with a reverse cycle heating/cooling system. The magnificent arched and rectangular windows frame the breathtaking scenery perfectly. The kitchen boasts Caesar stone countertops, an induction stove top, Electrolux appliances, a dishwasher, a pantry, and a double oven. Elegant pillars guide you through the hallway leading to four bedrooms. The primary master bedroom showcases built-in wardrobes and an ensuite complete with a shower, double vanity, and toilet. Three additional bedrooms, two of which feature built-in robes, offer comfortable accommodation. A hallway cupboard and the possibility of a staircase or lift to the downstairs garage/storage room/cellar add to the convenience. The central family bathroom presents a bath, a vanity, and a separate toilet, with a nearby laundry featuring generous bench space, overhead cabinets, and ample storage. Outside features a massive span line roller roof which covers an alfresco dining/lounge area, providing an ideal setting to entertain family and friends while overlooking the exquisitely landscaped backyard. The expansive enclosed backyard ensures ample space for children to play, featuring a charming cubby house, an additional playground area, lush landscaped gardens, and a vegetable garden. This truly striking family home leaves a lasting impression with its remarkable features. Residences of such calibre and elegance tend to be in high demand; therefore, we urge you to call today to secure your private viewing appointment.