

11 Carlton Street, Lake Wendouree, Vic 3350



House For Sale

Wednesday, 17 April 2024

11 Carlton Street, Lake Wendouree, Vic 3350

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1427 m2

Type: House



Tony Douglass
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Rebecca Stepnell
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\$2,950,000 - \$3,200,000

Set back on this magnificent tree lined street off Lake Wendouree, this distinguished residence unveils a captivating blend of timeless Edwardian charm and contemporary sophistication. Boasting an impressive 1427sqm approx. allotment, this architectural masterpiece is complemented with meticulously landscaped formal English gardens, undeniably among Ballarat's finest. Additionally, the property overlooks the serene expanse of the Ballarat Botanical Gardens, offering a rare opportunity to embrace refined living in one of Ballarat's most sought-after settings. Appreciate the harmonious fusion of original Edwardian features and thoughtfully designed extension by renowned architect Madin Lyons. Boasting three expansive living areas, each offering picturesque garden vistas. The formal lounge is complete with an inviting open fireplace, whilst the open-plan living and kitchen area is fully equipped with top-of-the-line Miele appliances, granite benchtops, and stunning timber flooring. Seamlessly integrating indoor and outdoor living, a large deck off the kitchen and informal living area invites the ideal entertaining space amidst the splendour of the gardens. Accommodation is generously appointed with four bedrooms, including a luxurious master suite with ensuite, and another graced by an open fireplace. Marble-tiled bathrooms, a built-in wine cupboard, and ample storage which includes an attic with pull-down ladder. Additional features include hydronic heating throughout, a gas log fire, split-system heating/cooling, a built-in vacuum system, and quality window furnishings and carpets. Expertly curated by interior designer Jill O'Grady from That Special Look, every detail exudes sophistication and style. This exceptional offering is further enhanced by a double lock-up garage, built-in irrigation with bore, and expounds quality throughout with the renovations and extension by Miles and Co and the cabinetry by Andrew Mann Joinery. Primely positioned off Lake Wendouree and within a short walk to a number of schools, this is a rare opportunity to secure one of Ballarat's finest homes.