

**1112 Dana Street, Ballarat Central, Vic 3350**



**House For Sale**

Monday, 3 June 2024

1112 Dana Street, Ballarat Central, Vic 3350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 477 m2**

**Type: House**



Michael McIntosh

0353314544

**\$1,545,000 - \$1,595,000**

Nestled in the heart of Ballarat, this home is the epitome of inner city living that seamlessly blends modern luxury with classic charm. As you approach the home, the sense of quality and attention to detail is immediately evident. Stepping inside, you're greeted by an expansive open-plan living area that exudes sophistication. The spacious layout, complemented by high-end finishes and striking design elements, creates a welcoming and stylish atmosphere. The heart of the home is the kitchen, with stunning stone countertops, top-of-the-line Bosch appliances, including an integrated dishwasher, induction cooktop, and a 900mm oven, set the stage for culinary excellence. An under-bench wine fridge adds a touch of luxury, while the adjacent butler's pantry elevates convenience with a second dishwasher, a 600mm Bosch steam/convection oven, extensive joinery and shelving, and space for a second fridge. The living and dining area, anchored by a beautiful gas log fireplace with a stone mantle, is perfect for both everyday living and entertaining. A striking bulkhead with shadow effect lighting adds an element of drama and sophistication to the space. Bi-fold stacking doors open up to reveal a stunning alfresco area, complete with infrared strip panel heaters, automatic, weather sensed retractable awning and feature lighting, making it the perfect spot for year-round entertaining. The home boasts four generously sized bedrooms, each with custom-built wardrobes. The master suite is a true retreat, featuring a gorgeous bay window with a cozy bench seat, extensive joinery in the walk-in robe, and a lavish ensuite. Both the ensuite and the central family bathroom are showcases of luxury, with floor-to-ceiling tiles, stone benches, heated towel rails, and feature lighting creating spa-like sanctuaries. Every aspect of comfort has been considered, with ducted heating and refrigerated cooling ensuring the perfect temperature throughout the year. The laundry, thoughtfully designed and executed with precision, offers plenty of custom-built joinery and direct access from the carport. Outside, the oversized carport provides secure, remote roller door access, while the beautifully landscaped gardens are kept in pristine condition year-round, thanks to an integrated automatic watering system. Living in this home means being within easy walking distance of everything Ballarat has to offer. The vibrant CBD, picturesque Lake Wendouree, some of Ballarat's most prestigious schools and a host of amenities are all just a short stroll away, making this location as desirable as the home itself. In every corner of this home, the dedication to quality and detail shines through, making it a truly exceptional property in the heart of Ballarat.