

**114 Doveton Street South, Ballarat Central, Vic 3350**



## **Sold House**

Friday, 6 October 2023

114 Doveton Street South, Ballarat Central, Vic 3350

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Oscar Currell  
0499070759

**\$1,680,000**

This unique and stunning heritage Victorian property is positioned in one of Ballarat's most tightly held locations close to Ballarat Train Station, CBD, Lake Wendouree and the hospital precinct. The position offers an enviable lifestyle with great cafes, restaurants, shopping options and Ballarat's best private and public schools close by. As you enter through the front gate you are met by a stunning and private front garden with mature trees, manicured lawns and a lined concrete path leading to the front steps. This historic building has been fully refurbished with the highlight being the addition of the upper-level suite that offers high end modern living. Boasting a timeless kitchen design with an island bench, quality fixtures and fittings, formal dining / living areas and master suite with lux walk in robe and spacious bathroom. The upstairs space also offers a north facing cantilevered balcony, gas log fireplace and zoned ducted heating and cooling for all year comfort. The downstairs part of this property is divided into two separate areas featuring six bedrooms with a second living space or optional eighth bedroom, spacious second master bedroom with ensuite and built in robes and a second kitchen / dining space with a split system and external access. Two of the remaining bedrooms are currently being leased privately by the owner as consulting rooms on a periodic agreement with access to a kitchenette and third bathroom. Outside the property is just as impressive with a paved entertaining space to enjoy a summer evening under the beautiful established trees. The rear of the property boasts ample parking with three carports and side roller door access. This is a rare opportunity to purchase one of Ballarat's most prestigious and recognisable homes. JD2507.