

13 Prince of Wales Boulevard, Alfredton, Vic 3350



House For Sale

Thursday, 30 May 2024

13 Prince of Wales Boulevard, Alfredton, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 510 m2

Type: House



Jo Thornton

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\$820,000 - \$870,000

Situated in Ballarat's most highly-sought after Insignia Estate, is this impressive residence along the premium Prince of Wales Boulevard that is an absolute must to inspect. Directly opposite parklands offering a sense of privacy and seclusion, and just 250m walking distance for your morning coffee from the ever-popular Arch View Cafe. On your doorstep and within walking distance is Lake Wendouree and the Botanical Gardens, Ballarat Golf Club, Ballarat Farmers Market, ALDI Supermarket and Chemist Warehouse, while it is only a short drive to Wendouree train station, Stockland Wendouree, Coltman Plaza, Delacombe Town Centre, Ballarat CBD and Western Freeway. Also on your doorstep is the Ballarat Aquatic & Lifestyle Centre and the Prince of Wales sporting precinct which offers tennis, hockey, swimming, gym, croquet, archery and baseball facilities. Ballarat High School is a few minutes' walk and Ballarat and Clarendon College, Loreto, St Patrick's and Ballarat Grammar schools are accessible by walking, cycling or 5-7 minutes by car. The home itself will impress from the moment of entry with a wide hallway, impressive master bedroom with double door entry, spacious walk-in robe and a generous ensuite featuring stone benchtops, oversized shower and excellent storage throughout. The beating heart of this home offers an open plan kitchen, living and dining that seamlessly flows via stacker doors to the extensive outdoor undercover decked entertaining zone that overlooks the rear yard. There is a lot to fall in love with in this kitchen with stone benchtops, 900mm oven and gas cooktop, abundance of natural light that truly brings the outside in, extensive storage and complete with well-appointed walk-in pantry. There are a further three bedrooms all with BIRs and serviced by a central main bathroom again with stone benchtops, oversized shower and inbuilt niche, stunning deep bath, and flooded with natural light and offering incredible privacy. Completing the home is a generously sized second living zone, excellent sized laundry with direct access to outside, linen storage and direct internal access from the double garage. For year-round comfort the home features ducted central heating and a split system in the main central living zone. With brand new carpets and having been freshly painted throughout, this home is move-in ready with nothing at all for you to do but enjoy. Externally you will find raised veggie gardens, extensive outdoor undercover entertaining zone, garden shed, heightened hedge around rear perimeter offering incredible privacy and seclusion at every turn and so much more. Homes of this calibre are hard to come by, especially in such a blue-chip tightly held locale as Insignia Estate in Alfredton. Don't miss this incredible opportunity to call this property home - contact the exclusive listing agent Jo Thornton on 0409 356 478 today to arrange an inspection. We look forward to seeing you at the property very soon!