

# 13 Southdown Court, Alfredton, Vic 3350



## Sold House

Friday, 8 September 2023

13 Southdown Court, Alfredton, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 840 m2

Type: House



Chris Just

0353312233

**\$720,000**

Nestled in the heart of Alfredton, in a tranquil court, lies an exquisite family abode resting on a sprawling 840m<sup>2</sup> parcel of land. With everything The Lucas Town Centre has to offer just a stone's throw away. From exceptional schools and daycare facilities to medical services, all at your fingertips and residing within the coveted Ballarat High School catchment zone solidifies this location as ideal for a thriving family. As you approach this residence, a captivating brick veneer facade adorned with elegant pillars welcomes you. Lush front lawns and a meticulously landscaped garden, complete with manicured hedges, set the scene. Step inside and the grandeur continues. Hardwood flooring graces your path, complemented by timber accents, ceiling roses and decorative cornices, elevating the home's charm. The front lounge is spacious, as is the adjacent bedroom, boasting a walk-in robe and ensuite with a shower, a single vanity with ample counter space and a toilet. Moving onward to the open plan kitchen, dining and living area, you'll find a space bathed in natural light with a built-in TV cabinet adding to the convenience. Additionally a second living area beckons, providing the perfect retreat for relaxation. The kitchen is a chef's dream, featuring an island breakfast bench, a servery bench, a 6-burner gas stove, an electric wall oven, a dishwasher, a dual stainless steel sink, generous counter space, a pantry and fridge space, all wrapped in beautiful timber cabinetry. The home comprises four spacious bedrooms, the three kids bedrooms equipped with built-in robes. The family bathroom is a sanctuary, offering a spa bath, a shower and a single vanity. Nearby, a powder room with a toilet and single vanity is perfect for guests. In the laundry, you'll discover a single vanity, washer space, a drying cupboard, and a broom cupboard, with convenient access to the backyard. A linen cupboard in the hallway adds to your storage convenience. This home ensures your comfort year-round, with central heating and a split system in the living area. Step outside into the fully enclosed backyard, where you'll find a paved outdoor entertainment area, the perfect spot for hosting friends and family. Lush green lawns, a hills hoist and an assortment of mature trees, complete with privacy screens, offer a serene oasis. Additional features include DLUG with roller door rear access and block-out blinds. Be quick to schedule in your inspection, as this one is sure to be popular!