

13 Wirilda Court, Mount Helen, Vic 3350



House For Sale

Saturday, 17 February 2024

13 Wirilda Court, Mount Helen, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 750 m2

Type: House



Chris McAteer

0419509194

\$690,000 - \$725,000

Presenting this impeccable family entertainer in a quiet Mount Helen court with an enviable country feel being set in a peaceful location with its manicured lawns, gardens and native wildlife. Comprising of four bedrooms for a family, the master offers an ensuite bathroom, built in robes and ceiling fan. The other 3 bedrooms offer built in robes and ceiling fans in each. Two separate living areas include a large formal lounge room at the front of the home with a bay window and plenty of room for a lounge suite and formal dining, while slate floors flow through to the open plan kitchen, dining and informal family living room. The kitchen features modern appliances including a 900mm upright cooker, rangehood, dishwasher and appliance cupboard. The family bathroom incorporates a bath and shower with a separate powder room with wide access. The adjacent laundry flows through to the back yard. Most impressive is the sensational outdoor entertaining area which is fully enclosed for year-round use with ceiling mounted heaters and fans, and is spacious enough for a dining table and lounge setting which is the ideal third living space/retreat. A perfect place to unwind and relax, watch the footy, or perhaps add a billiard table and use as a rumpus room. Other features include a brand-new gas central heating unit, reverse cycle air-conditioner, 5.6kw solar system, 2 x 5000l water tanks and gallery style picture tracking throughout the home. The double lock up garage with rear roller door provides access to the entertaining area, while outside boasts established landscaped gardens front and rear, the highlight being the wonderful scenic outlook across the backyard to the surrounding fields, providing a feeling of spaciousness. It's perfect for the kids to play and gardeners to enjoy with a very handy 6m x 3m shed with roller door and an attached secure lean-to for storage or additional workshop space. A fantastic location which is only a three-minute drive to Federation University and Technology Park, 10 minutes to Ballarat CBD, very close to Midvale Shopping Centre, Buninyong Town Centre and primary and secondary schools. With friendly neighbours enjoying a court Christmas party and shared planter boxes, this home provides community connection and is sure to impress. Call Chris to book your private viewing.