

# 14 Fairway Court, Invermay Park, Vic 3350

## House For Sale

Thursday, 1 February 2024



14 Fairway Court, Invermay Park, Vic 3350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1017 m2**

**Type: House**



Lachlan Sylvia  
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Chris Just  
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**\$695,000 - \$745,000**

Nestled within the coveted Invermay Park neighborhood, this exquisite residence sits on an expansive 1017m<sup>2</sup> of pristine land, embodying the epitome of sophisticated living. Boasting a strategic location, a mere stone's throw from the vibrant heart of Ballarat CBD, this home is enveloped by esteemed primary and secondary schools making it an ideal haven for a growing family. A captivating first impression is crafted by the charming 80's brick veneer facade at the front, complemented by meticulously manicured front gardens and mature trees, creating a picturesque entrance to this distinguished abode. Within, the residence unfolds to reveal four generously proportioned bedrooms. The master suite stands as a testament to luxury, featuring an air conditioner, walk-in robe, built-in robe, and a private ensuite adorned with a shower, vanity boasting ample bench space, and a toilet. The remaining three bedrooms, each adorned with built-in robes, share a family bathroom equipped with a shower, bath, vanity, and a separate toilet. The heart of the home is a harmonious, open-plan living space fostering an inviting ambiance for the entire family. An air conditioner enhances comfort, while double sliding doors provide enchanting views of the deck. Additional two living areas provide essential space for the whole family to enjoy. The chef's dream kitchen beckons with a gas stove, wall oven, dual sinks, an expansive breakfast bench and pot drawers offering abundant storage, illuminated with natural light provided by the skylight above. Practicality meets elegance in the laundry, featuring a sink with bench space, designated spaces for washer and dryer, and convenient outdoor access. Two linen cupboards in the passage augment storage options. Central heating and cooling ensure year-round comfort, making this residence an oasis of coziness, regardless of the season. Step outside to a secure oasis, where an outdoor entertainment area beckons with expansive decking. Revel in panoramic views of the adjacent golf course while surrounded by lush lawns and meticulously manicured gardens-an idyllic setting for relaxation. Additional highlights include a double lock-up garage, a security system for peace of mind, and NBN connectivity for modern convenience. Whether you're an avid golfer or someone who values the serenity of a tight-knit community, 14 Fairway is not merely a residence; it is a testament to refined living. Be quick to schedule in your inspection as this one is sure!