

**14 Fairy Wren Circuit, Mount Clear, Vic 3350**



**Sold House**

Monday, 14 August 2023

14 Fairy Wren Circuit, Mount Clear, Vic 3350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 366 m2**

**Type: House**

**\$442,000**

Brilliantly positioned walking distance to Mount Clear's Midvale Shopping Complex including full IGA supermarket, UFS pharmacy, famous Stewarts Bakery, quality butcher, 24/7 gymnasium, restaurants, as well as walking distance to public transport, veterinary clinic, and an array of quality local schools. Additionally you are only minutes from Federation University and IBM Centre, Buninyong and the Ballarat CBD. Location never looked so good! Flooded with natural light throughout, this 3 year old home comprises master bedroom on entry with incredibly spacious walk in robe, ceiling fan and a well-appointed ensuite featuring an oversized shower and stone benchtop. There are a further two bedrooms both with ceiling fans and BIRs and central main bathroom with separate bath, oversized shower, stone benchtop, vanity and separate toilet. As you make your way down the hallway the home then opens up into an incredibly generous and light-filled open plan kitchen, living and dining zone that is an entertainers delight as it all opens up to provide excellent indoor/outdoor living and is of generous proportions. The kitchen is well appointed with stone benchtops, 900mm oven and a 4-burner gas cooktop, dishwasher, double sink, microwave nook, double fridge cavity, pantry, an abundance of counter top space and fitted with ARTUSI appliances throughout. The heart of the home is incredibly inviting and flows out to an undercover alfresco area complete with ceiling fan. Completing the home is a generous Euro laundry with great size linen storage, garage with internal access and whilst only fits one car, oversized single garage offering ample space enough for workshop, abundance of storage or even a home gym! Additional features include heightened ceilings throughout, ducted gas central heating and a split system in the open plan living zone offering your climate comfort year-round. Externally the home offers a fully secure low maintenance rear yard with greenery all around, water tank for irrigation and heightened fencing to provide incredible privacy. With so much on offer, this property is ready and waiting for you to move in and enjoy in an enviable position in the heart of Mount Clear, yet tucked away in a quiet and private locale. Standing out from the competition with its finishing touches, don't miss this incredible opportunity to call this 'home', contact the exclusive listing agent Jo Thornton 0409 356 478 today to arrange your private viewing.