

**15 Lyndhurst Street, Gordon, VIC, 3345**

**Sold House**

Saturday, 24 June 2023

15 Lyndhurst Street, Gordon, VIC, 3345

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Trish Markham

## **A Class Act**

Custom designed and built by one of Ballarat's most highly regarded builders, this brand newly completed house is waiting for some lucky buyer to make it their home.

Adjacent to Paddock Creek Reserve in the popular village of Gordon, on approx 980sqm, the house has enviable rural views and is constructed of James Hardie Linea Board and Colorbond roofing, complemented by professional landscaped gardens with pergola, alfresco terrace, water tank BSL Slimline T2020 and automatic irrigation.

An entry hall with powder room opens onto an expansive kitchen with walk-in pantry/dining/living room plus a second spacious lounge room beyond. Four bedrooms comprising master bedroom with ensuite and w/in robe, 2nd bedroom/office with w/in robe, 3rd and 4th bedrooms both with b/in robes. Additional assets are the main bathroom, separate WC, separate laundry plus walk-in linen room.

A double garage with B&D Panelift 'Seville' door with remote control and EV charging station offers ultra-convenience to those with an electric vehicle, as well as providing internal access to the walk-in pantry.

Meticulous attention to detail includes 3m high square set ceilings, Hycraft 100% wool carpets, Signorino tiling, Eureka linen drapes and block-out blinds, double glazed aluminium windows and doors, R4 and R25 insulation, ducted reverse cycle central heating and cooling with remote control, solid fuel Masport wood heater and Rheem 26litre Metro.

The kitchen offers Caesarstone deluxe bench tops, soft closing cupboards and doors, Fischer & Paykel electric oven, gas cooktop and concealed rangehood, all sure to satisfy the most demanding cook.

There are beautiful homes, and then there is this.

Phone Trish 0414 443 234 to book your inspection today.