

**19 Victoria Avenue, Lake Wendouree, Vic 3350**



**House For Sale**

Thursday, 18 April 2024

19 Victoria Avenue, Lake Wendouree, Vic 3350

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 560 m2**

**Type: House**



Brooke Reynolds

0407292506

**\$1,700,000 - \$1,800,000**

Step into the timeless elegance of 'Beulah,' a stunning Victorian solid brick home that seamlessly blends old and new. Renovated & extended over the years, this majestic residence stands as a testament to exquisite craftsmanship and attention to detail. Named after its grandeur in the late 1800s, 'Beulah' sits proudly on the street. The front of the home is a true showpiece, boasting a grand master bedroom with stunning original leadlight windows, a marble fireplace, original picture rails & BIR's. Step further into the home to find the formal living and dining area, where another breathtaking marble fireplace with a gas log fire awaits, surrounded by stunning 13-foot ceilings, leadlight windows, and feature doors that could be never be replaced. With plenty of space for dining, this area features a third marble fireplace and a panelled ceiling. The accommodation continues with bedrooms 2 and 3, both featuring beautiful skylights that allow natural light to flood in. A wide open hallway with a feature archway leads the way to the rear of the home where you'll find bathroom 1 complete with double vanity basin with mirrored cabinetry, over-sized corner shower & toilet. The extension, completed with meticulous attention to detail, showcases a timeless kitchen with granite benches and a feature Falcon oven, a dream for any aspiring chef. With timeless timber cabinetry and a corner pantry, this space flows effortlessly into the informal living and dining zone, offering the perfect space to chill out after a busy day. Ascend the stairs to the second level, where two beautifully proportioned bedrooms await, complete with ceiling fans (and air conditioning), feature windows, and built-in robes, ideal for a kids' space or guest wing. These bedrooms are serviced by a second bathroom conveniently located at the bottom of the stairs. Additionally, a well-appointed laundry with granite benches and ample storage, linen cupboard and a walk-in appliance room ensures functionality meets style. Direct access to the outside reveals a beautiful courtyard, accessible via a gorgeous exposed aggregate side walkway, featuring an outdoor entertainment area with an intimate bar table, built in hot plate, wine fridge, pizza oven, sink, cafe blinds, and remote controlled heating for those cool nights. A space that will fast become the favourite. The home features hydronic heating plus gas ducted heating & evaporative cooling ensuring comfort in every season. With a double lock-up garage accessed via a rear laneway, privacy and convenience are paramount. Positioned in one of Ballarat's finest streets, just 100m from Lake Wendouree and within walking distance to all that Ballarat has to offer, 'Beulah' epitomizes luxurious living. Complete with a sectrol security system, this immaculate home is ready for its next chapter.