

**2 Dunn Street, Golden Point, Vic 3350**

**McGrath**

**House For Sale**

Thursday, 18 April 2024

2 Dunn Street, Golden Point, Vic 3350

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 535 m2**

**Type: House**



Sean Toohey  
0400506881

**\$975,000 - \$1,050,000**

Nestled in a coveted and rarely available locale, this McMaster-built contemporary masterpiece boasts an immaculate design. Constructed just a decade ago, this residence combines luxurious living with functional design, perfectly suited for family life. • Enjoy the spectacular, uninterrupted views of Ballarat CBD from the spacious upstairs living area, where large windows flood the space with natural light, creating a serene and inviting atmosphere. • A state-of-the-art kitchen boasts high-end appliances including an induction cooktop, pyrolytic oven, and an Asko dishwasher. Stone benchtops, an island with waterfall end, and a walk-in pantry enhance the culinary experience. • The main living area connects to a raised decking area through sliding glass doors, offering a perfect setting for entertaining or relaxing with family and friends. • Situated on the ground floor for privacy, the master bedroom features a generous walk-in robe and an ensuite with a shower, vanity, and a separate toilet. • Two additional bedrooms on the ground floor offer built-in robes and share access to a full central bathroom equipped with both a shower and a luxurious bath, perfect for family convenience. • The fourth bedroom, located upstairs, includes a walk-in robe and benefits from an adjacent third bathroom, making it ideal for guests or as a private retreat for teenagers. • The home ensures year-round comfort with gas central heating, four strategically placed split systems, and ceiling fans in every room. Additionally, it offers extensive built-in storage solutions throughout and a convenient drying cupboard in the laundry. • The home features a well-equipped study with built-in desks and is complemented by a sophisticated security system. Energy efficiency is prioritized with a 4.5kw solar system featuring a Fronius inverter to minimize energy costs, while NBN connectivity facilitates high-speed internet access. • This property features a remote-controlled double garage with direct and drive-through access. Additionally, an 8 x 6 Colorbond shed offers excellent space for a home handyman workshop or extra storage. • Perfectly situated minutes from the heart of Ballarat, close to schools, shopping and within walking distance to cafes and the iconic Sovereign Hill. The property is set on a beautifully landscaped 535m<sup>2</sup> lot featuring automated irrigation and offers ample outdoor space for children and pets to enjoy.