

2 Garden Court, Lake Gardens, Vic 3355



House For Sale

Saturday, 21 October 2023

2 Garden Court, Lake Gardens, Vic 3355

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 441 m2

Type: House



Narelle Smith
0407510177

\$690,000 - \$715,000

Discover the epitome of elegance in this magnificent 2-storey residence, perfectly situated just steps away from Ballarat's most cherished attractions and amenities including Lake Wendouree. Situated in a tightly held court in Lake Gardens, this home was meticulously designed to complement the beauty of the surrounding area. • Step inside and be captivated by the north-facing formal lounge, offering a warm welcome to all who enter. The lounge has a gas log fireplace to add warmth and ambience. • The main living area features a spacious kitchen and dining area. The kitchen is equipped with a large pantry, ample counter space, and stainless-steel appliances, including a dishwasher. • Off the kitchen, discover a charming front courtyard and seamless access to the backyard, perfect for outdoor entertaining. • Boasting three bedrooms, each with built-in robes, the spacious master bedroom delights with an ensuite and a generous robe for storage. • The main bathroom is complete with a large corner spa, vanity, shower, and a toilet. • The laundry offers plenty of storage space and an additional toilet for convenience. • Stay comfortable year-round with central heating unit and a Split System in the master bedroom. • The two-car garage offers direct entry into the home and an automatic roller door. It also features a rear roller door for backyard access. • The beautifully landscaped gardens boast established plants, formal hedges, and fragrant roses throughout, creating a serene oasis. The property is fully fenced and secure for added peace of mind. • With an estimated rental return of \$450 this home location makes it an ideal investment. • Families will appreciate the proximity to renowned schools like Ballarat Clarendon College, Loreto College, St. Patrick's College, and Ballarat Grammar, and within the highly sought-after Ballarat High School zone. • This exquisite home is nestled within walking distance to an array of Ballarat's finest offerings, including Lake Wendouree, Botanical Gardens, Ballarat Aquatic Centre, the Wendouree train station, and Stockland Wendouree.