

206 Clarendon Street, Soldiers Hill, Vic 3350



House For Sale

Thursday, 30 May 2024

206 Clarendon Street, Soldiers Hill, Vic 3350

Bedrooms: 4

Bathrooms: 2

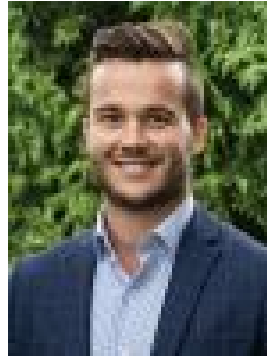
Parkings: 1

Area: 802 m2

Type: House



Daniel Nestor
0437840593



Tony Zelencich
0353000000

\$1,595,000 - \$1,695,000

Presenting an extremely rare opportunity, this historic gem is situated in one of Ballarat's most sought-after pockets. Elevated on the prestigious side of Clarendon Street, this home boasts stunning street presence and a location that is second to none. Constructed circa 1920, this property is being offered to the market for the first time in 36 years. • The wide entry hallway makes a lasting first impression, setting the tone for the rest of the home with its grandeur and spaciousness. The hallway's design seamlessly blends old-world charm with modern functionality. • A tasteful colour palette throughout the home has been meticulously chosen by designer Jill O'Grady, creating a harmonious & inviting atmosphere. • The home is adorned with original features including soaring high ceilings, polished timber flooring & ornamental open fireplaces. • Three of the four bedrooms are of grand proportions, each offering built-in robes. Two of these rooms feature ornamental fireplaces & provide stunning views of the city centre and Mount Warrenheip. • The home includes two separate bathrooms, providing convenience and modern comfort for family living. • The formal living area is an ideal space to relax & unwind, featuring a gas log heater & built-in joinery. The heart of the home is the open-plan kitchen, dining, and living area, bathed in natural light from large double-glazed windows that overlook the rear yard. • The kitchen is timeless in its design, featuring a 900mm cooker, dishwasher, stone bench tops & an abundance of cupboards. • Additional features including hydronic heating throughout, a split system for climate control, extensive storage space, external blinds, updated carpet & Crim safe security doors. • Stunning landscaped gardens at both the front and back of the property create a serene & beautiful outdoor space. The alfresco entertaining area is perfect for outdoor dining & gatherings. The property also includes a private rear laneway with off-street parking for two cars, oversized lock-up car accommodation & a workshop. A detached study in the rear yard provides an ideal space for a home office or studio, offering privacy & tranquility for work or creative pursuits. • Conveniently located within walking distance to the Ballarat Train Station, shops, cafes & the Ballarat CBD, this home offers the perfect blend of historic charm and modern convenience.