

22 Fairway Drive, Ararat, Vic 3377



House For Sale

Thursday, 28 March 2024

22 Fairway Drive, Ararat, Vic 3377

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1 m2

Type: House



Adam Walker
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Auction - Tuesday 23rd April, 2024 @ 6.00pm

Auction 23rd April, 2024 to be held at the Ararat RSL, 74-76 High Street, Ararat from 6pm. Bidding registration from 5:30pm on Auction night. Welcome to 'Chalambar Park'-a once-in-a-lifetime opportunity to secure a truly exceptional lifestyle property. Spread across 3 acres, this magnificent residence is perfectly positioned directly across the road from the esteemed Chalambar Golf & Bowls Club, offering unrivaled convenience and leisure opportunities. Step inside this architecturally designed, double brick home and be captivated by its timeless elegance and attention to detail. Floor-to-ceiling picture windows, pitched ceilings and square-set cornices frame panoramic views of the beautiful bushland and gardens, creating a sense of tranquility and serenity. Located amidst popular walking and bike trails, with the CBD just 2.9kms away, convenience meets natural beauty at your doorstep. The family-friendly floorplan features two expansive living areas, each adorned with charming wood heaters and R/C split-system, offering comfort and warmth year-round. Direct access to the North-facing decked entertaining area and tranquil garden spaces further enhances the indoor-outdoor flow, providing the perfect setting for relaxation and gatherings. Retreat to the lavish master bedroom, complete with a spacious walk-through robe and a modern ensuite featuring a claw-foot bath. Three additional bedrooms offer versatility, with the fourth bedroom ideal for use as a study or nursery. The heart of the home lies in the classy, renovated kitchen, boasting quality cabinetry, appliances, timber benchtops, and a pantry-perfect for culinary enthusiasts and entertainers alike. Outside, discover two double carports, two water tanks, a 6kw (approx) solar system, vegetable gardens, and fruit trees, ensuring sustainable living and self-sufficiency. Additional highlights include a 15m x 7.5m garage workshop with an attached 12m x 6m four-bay carport, providing ample storage and workspace, as well as a man cave/she shed for added relaxation and enjoyment. A fenced paddock, complete with a dam, pump, and jetty, offers endless opportunities for hobby farming or simply enjoying the great outdoors. With an abundance of wildlife and plenty of indoor and outdoor space for the whole family to enjoy, 'Chalambar Park' epitomizes the perfect blend of lifestyle, luxury, and convenience. Don't miss your chance to make this extraordinary property your own. Contact us today to arrange a viewing and embark on a new chapter of refined country living. IBR: \$875,000 - \$950,000