

# 22 Sligo Street, Alfredton, Vic 3350



## House For Sale

Wednesday, 12 June 2024

22 Sligo Street, Alfredton, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



Lachlan Sylvia  
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## **\$600,000 - \$650,000**

Nestled in the heart of Ballymanus Estate lies this impeccably refurbished modern residence on a comfortable 448m<sup>2</sup> (approx) plot. Ideally located within the coveted Ballarat High School and Alfredton Primary School zones, this home is perfect for families. You'll enjoy the convenience of nearby Lucas Town Centre and Delacombe Town Centre, as well as scenic parklands right at your doorstep. From the moment you arrive, the home's modern brick veneer design, with rendered accents and a double lock-up garage, sets a welcoming tone. The low-maintenance front yard is just a preview of the easy living this property offers. Inside, the home features four spacious bedrooms. The master suite, situated at the front, includes a walk-in robe and a stylish ensuite with a shower, vanity, and toilet. The remaining three bedrooms, each with built-in robes, share a well-appointed family bathroom with a shower, vanity, built-in bath, and a separate toilet. The open-plan heart of the home is designed for modern family life, offering plenty of space to relax and unwind. The additional living area provides versatility for entertaining or quiet nights in. The sleek, contemporary kitchen is a chef's delight, equipped with high-end appliances including a gas stove, oven, dishwasher, dual sinks, soft-closing drawers and cupboards and a breakfast bench. The practical laundry area features a single trough, washing machine space, linen cupboard, and convenient access to the backyard. Comfort is assured year-round with central heating and a split system air conditioner. Step outside to the secure backyard, where an alfresco area invites you to entertain or simply enjoy the outdoors. The lush lawns and garden beds create a serene escape. This home perfectly blends modern living with a welcoming community, all within reach of esteemed schools and essential amenities. Be quick to schedule in your inspection as this one is sure to be popular!