

**22 Waterway Drive, Alfredton, Vic 3350**



**Sold House**

Monday, 23 October 2023

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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1051 m2**

**Type: House**



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## Contact agent

Presenting this absolutely stunning architecturally designed home to the market positioned in our exclusive Insignia Estate that will instantly impress from the moment you arrive. This magnificent two storey home sits on an impressive allotment of approx. 1051m<sup>2</sup> and features magnificent living and entertainment space and beautifully manicured established landscaped gardens designed to complement the striking architecture. The home has been specifically designed to capture views from almost every angle and an abundance of natural light and a truly impressive piece of architecture that needs to be seen to be believed. This prestige property incorporates both dumbwaiter and exclusive private lift, an investment to your home that will add convenience, style and value. Enter into a welcoming entrance with polish concrete flooring and beautiful natural timber stair way and feature wall. The king-sized Master bedroom-suite is of grand size proportions and incorporates views to the glass house, wall to wall cabinetry and luxurious ensuite featuring stunning Italian leathered granite bench tops, floor to ceiling tiles, privacy switch glass, walk in shower, double vanity and toilet. There are also three additional bedrooms all with built-in robes and views overlooking the magnificent inground heated pool, spa and gorgeous garden surrounds. Close by is the family bathroom complete with marble benches, floor to ceiling tiles, double vanity, large bath, walk in shower, double vanity and toilet. There is also a second bathroom downstairs with marble bench top, vanity, walk in shower and toilet ideal for guests. Leading down the hallway is the wonderful size laundry with sink, plenty of bench space, ample storage and drying rack. The downstairs lounge area also features direct access to the pool making this the perfect space for kids to enjoy and additional entertaining area with built in storage and reverse cycle heating and cooling. Leading upstairs includes a massive open plan kitchen, dining and living area capturing the magnificent views across the golf course to the horizon. A modern inspired kitchen equipped with marble stone benches, top of the range Nexus 110cm dual fuel range cooker with double oven and warmer space, electric servo drive draws and cupboards, large butler's pantry with sink, dishwasher and dumb waiter (from downstairs) adjacent to the spacious dining area with a prime position to enjoy the stunning views and sun sets. The living area completes this space with a gas fireplace, hidden TV unit, additional reverse cycle for cooling and floor to ceiling windows capturing the million dollar views. Also situated on the second level is a wonderful separate home theatre space with built in desk and separate Italian Leathered Granite powder room. From the dining area there is a walk way featuring a second level roof top terrace alfresco with built in BBQ, sink, fridge, automatic bistro blinds and stairs leading down to the massive heated pool and spa area. Outside features an amazing inground heated pool with separate spa and ample room for kids to enjoy. This home truly is in a class of its own with additional features including, Hydronic heating, 8 individually controlled split system throughout, Sonos surround sound, 3 separate gas instant hot water services, electric glass louver windows, remote gated access, full security system, private lift, switch glass in the bathrooms, electric watering system, 15 kilowatt solar electricity system and 2 car lock up garage with single rear access and additional workshop space. This exclusive home is without question a once in a lifetime opportunity positioned to perfection just a short walk to the Ballarat Golf Club Bistro and Bar, Lake Wendouree, prestigious private schools featuring magnificent views sure to impress. All inspections will be strictly by appointment so don't wait, call now to book you're your private viewing today.