

312 Windermere Street, Ballarat Central, Vic 3350



Sold House

Thursday, 26 October 2023

312 Windermere Street, Ballarat Central, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 703 m2

Type: House



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\$950,000

This charming weatherboard home is a rare opportunity to secure a property situated in the heart of Ballarat's CBD. With the lake foreshore and Ballarat's top-rated schools within walking distance, this location is highly sought after. Situated on an impressive 703m² allotment and boasting a timeless and elegant exterior that captures the essence of its heritage, the inside of this impressive home is well equipped with all the modern comforts you've come to expect. As you step into this home you are greeted with a grand formal entry with high ceilings and arched hallways and cornices, this impressive home is something you have to see to believe. The heart of this stunning home is the open plan kitchen, living, and dining area that provides the perfect space for entertaining guests or spending time with family. The kitchen is well equipped with a gas stovetop, oven, and dishwasher, as well as a convenient breakfast bar, making meal preparation and serving a breeze. The ample bench and cupboard space making it a functional and practical area for cooking and entertaining. The beautiful timber floorboards throughout the living space and the wood fire heating provide a warm and inviting atmosphere, while large windows and a feature sky light flood the space with an abundance of natural light. Positioned at the front of the home, the spacious master bedroom is an impressive space that provides the perfect retreat for the homeowner. Equipped with a walk-in robe that boasts ample storage and an ensuite featuring a shower and toilet, providing the ultimate comfort and convenience. The highlight of the room is undoubtedly the stunning mantle fireplace, providing warmth and ambience all year round. The living room also features a split system air conditioning unit, ensuring endless comfort. Each of the three other bedrooms in the home is equally impressive, all with built-in robes that offer ample storage space. The main bathroom features a shower, bath, and toilet, making it the perfect place to unwind and relax after a long day. The property is also equipped with central heating and cooling throughout, as well as wood heating, ensuring comfort throughout the year. In addition, the property also boasts 6.8 kw solar panels, providing energy efficiency and cost savings. Step outside onto the deck and you'll discover the undercover outdoor entertainment area, providing the perfect place for alfresco dining and entertaining that can be enjoyed throughout the year. The back garden is neat and well-maintained, featuring a grassed area, perfect for the whole family to enjoy. Featuring a shed with rear lane and front access, with space to accommodate four cars; the shed features a separated space decked out as a man cave with wood heating, offering the ultimate retreat. There is an additional smaller garden shed at the back of the property for ample storage space of gardening tools and equipment. Don't miss out on the opportunity to make this stunning property yours today. Contact us for further information and to arrange a viewing!