

328 Wendouree Parade, Lake Wendouree, Vic 3350



Sold House

Thursday, 19 October 2023

328 Wendouree Parade, Lake Wendouree, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Dominic Morrison
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Mitchell Burgess
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\$2,180,000

Located on Ballarat's premier boulevard, Wendouree Parade, this home has been masterfully designed to make you feel so close to the lake that they could reach out and touch the water. The modern home has been cleverly improved and expanded by the current owners to offer some of the best views of Lake Wendouree that are available. Positioned on the corner of Wendouree Parade and Martin Avenue this is undoubtedly one of Ballarat's finest locations. While glistening Lake Wendouree is at your front door this side of the lake also enjoys close proximity to Ballarat Grammar, Wendouree Train Station, Ballarat Botanical Gardens and plenty of shopping options. Once inside you will immediately be drawn to the floor to ceiling tinted glass that allows you to sit among the sought after surroundings in warmth, comfort and privacy. The home offers three separate downstairs living zones as well as a formal dining room, more casual meals area and substantial kitchen with stone bench tops, walk in pantry and modern appliances. The open plan kitchen, meals and living is huge and opens up to a number of different undercover outdoor entertaining areas which include outdoor kitchen, heating, ceiling fans and lake views. Other features downstairs include a study which could easily be a fifth bedroom, powder room and full laundry. Upstairs your master bedroom is at the front of the home with large windows and balcony that has a magical vista across Lake Wendouree. The main bedroom includes ensuite and walk in robe. All three further bedrooms have built in robes. The main bathroom has separate shower and bath. The home is serviced by gas central heating, four split systems, electric log heaters a security system and solar power. Outside you have plenty of entertaining space while remaining relatively low maintenance. Under cover car accommodation for three cars via a remote control door offers space for vehicles, boats and trailers. This is a high quality and substantial home in arguably Ballarat's best location. The exclusive listing agent Dominic Morrison looks forward to meeting you at another busy Ballarat Real Estate open home.