

36 Mary Drive, Alfredton, Vic 3350

House For Sale

Thursday, 29 February 2024

36 Mary Drive, Alfredton, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 547 m2

Type: House



Damian Shackell

0448777313

\$599,000 - \$629,000

Welcome to 36 Mary Drive, Alfredton, where modern family living meets comfort and convenience. This approximately 2-year-old Simonds-built residence offers a harmonious blend of contemporary design and practicality, situated on a generous allotment of 548m². There is a fixed tenancy in place until July this year at \$470/wk to a wonderful tenant. This inviting home spans 25 squares under the roof and boasts four bedrooms, each adorned with plush carpet flooring. Three of the bedrooms feature built-in robes, while the master bedroom presents a walk-in robe, split-system cooling, and a private ensuite equipped with a shower, single vanity, toilet, and ample bench space. A separate lounge, featuring soft carpeting and a northerly aspect, provides an ideal retreat for relaxation and entertainment. The heart of the home unfolds with an open-plan kitchen, meals, and family room, adorned with practical hybrid flooring and bathed in natural light during the mid and late afternoons. The kitchen is a chef's delight, showcasing stainless steel appliances (installed after photography), including a 900mm freestanding hybrid cooker, canopy rangehood, and dishwasher. Caesarstone benches complement easy-care laminex cabinetry, with a large peninsula bench featuring a breakfast bar. The walk-in pantry offers ample shelving and a capped water point for your fridge, while a convenient study nook with a built-in desk enhances productivity. Bedrooms 2, 3, and 4 are serviced by the main bathroom, complete with a full-sized in-built bath, shower, and vanity, with a nearby toilet for added convenience. Step outside to discover an undercover alfresco area and an established backyard, perfect for outdoor gatherings and relaxation. Throughout the home, gas ducted heating ensures year-round comfort, while a double garage with a remote panel-lift door provides direct access to both the dwelling and the backyard. Additional features include gas-boosted solar hot water and a water tank, enhancing sustainability and efficiency. Situated within walking distance to Alfredton Primary, St. Thomas More, Goodstart Early Learning, and bus stops, this residence offers unparalleled convenience. Zoned to Ballarat High School and just a short drive to Lucas Town Centre, as well as being a mere 3.5km to the popular Lake Wendouree, this home epitomizes modern family living at its finest. Don't miss the opportunity to make 36 Mary Drive your own slice of suburban paradise. Schedule your inspection today. Ballarat's Best-Selling Team