

# 37 Monastery Drive, Wendouree, Vic 3355



## House For Sale

Saturday, 11 May 2024

37 Monastery Drive, Wendouree, Vic 3355

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 303 m2

Type: House



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**\$670,000 - \$690,000**

This is a fabulous family home on a low-maintenance allotment with 3 large bedrooms, 2 bathrooms, a study, 2 living areas, a lovely courtyard, 2 car garage and a beautiful outlook over the remarkable Monastery Gardens. The century-old gardens and architecture of the former Monastery provide a stunning setting. The home is in a quiet court, close to Ballarat's finest schools, the lake, shopping and services. Downstairs, entering the home from the well-maintained entrance, the open plan kitchen/living room is to the left, and the study and lounge are to the right. Downstairs is complete with the laundry, powder room and timber staircase. The kitchen is U-shaped with generous storage, stainless steel appliances with a gas hob, electric oven and dishwasher. The kitchen bench has a breakfast bar and adjoins the meals area with the courtyard nearby for alfresco dining. The spacious living room incorporates a Rinnai gas heater and a split system AC for comfort. There is also a large room looking out directly to the gardens and has a nook area for dining. A split system provides efficient heating and cooling. Upstairs, at the front of the home is the king-sized master suite with a large walk-in wardrobe and ensuite and has a wrap-around verandah overlooking the gardens. At the rear, 2 additional large bedrooms, serviced by the main bathroom and separate powder room. All bedrooms conveniently have a split system heating and cooling. The home is surrounded by beautiful gardens and the courtyard between the home and garage is a private space, ideally suited to outdoor entertainment. The rear of the garage opens up to store furniture or the BBQ. The double-car garage provides secure parking at the rear of the property. The location is hard to beat with Ballarat Grammar, Ballarat High, Loreto College, St Patricks and Ballarat College a short bike ride away with the Aquatic Centre, Lake Wendouree, Victoria Park, Wendouree Train Station and Stockland Shopping Centre all close by.\*\*\*Every precaution has been taken to establish the accuracy of the above information. However, prospective purchasers are advised to carry out their own due diligence\*\*\*