

4/1110 Gregory Street, Lake Wendouree, Vic 3350

House For Sale

Tuesday, 9 April 2024

4/1110 Gregory Street, Lake Wendouree, Vic 3350

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 90 m2

Type: House



Damian Shackell

0448777313

\$399,000 - \$429,000

Nestled in the heart of the coveted Lake Wendouree precinct, this impeccably presented 2-bedroom unit offers a lifestyle of convenience and comfort. Situated at 4/1110 Gregory Street within a boutique complex of 12 units, this property is perfectly positioned for those seeking proximity to the tranquil shores of Lake Wendouree and essential amenities. Boasting a prime location just under 350 metres from the picturesque Lake Wendouree foreshore, 4-minute's drive to Ballarat's hospital precinct & 5-minute's drive to Ballarat or Wendouree Train station, this residence ensures effortless access to leisurely strolls by the Lake's edge and seamless connectivity to surrounding areas. Upon arrival, residents are greeted by secure parking within a single carport, complete with a remote roller door for added convenience and direct undercover access to the home. The private and secure front courtyard accesses the dwelling through charming west-facing French doors, and sets the tone for the inviting interiors that lie beyond. Step inside to discover an inviting open plan living and dining area adorned with timber flooring, seamlessly merging with the adjacent kitchen featuring a practical tiled floor. The newly installed split-system heating and cooling unit ensures year-round comfort, enhancing the appeal of this welcoming space. The well-appointed kitchen is a culinary haven, equipped with stainless steel appliances including a dishwasher, canopy rangehood, electric oven, and stove. Enhancing both functionality and style, timber benchtops and a subway tiled splashback complement the contemporary design aesthetic. Accommodation comprises two generously proportioned bedrooms, each appointed with plush carpet flooring, built-in robes and dressers, ceiling fans, and electric heaters for added comfort during colder months. The central bathroom exudes modern elegance, featuring a large shower with a rainwater head, an illuminated mirror, and a single vanity with ample counter space. Additionally, underbench connections provided for a washing machine and a separate toilet adjacent ensures practicality. Presented in immaculate condition throughout, this move-in ready property leaves nothing to be desired, offering a seamless transition for its fortunate new owners. Whether you're a first home buyer, downsizer, or astute investor, don't miss this opportunity to secure a slice of Lake Wendouree paradise. Schedule your inspection today and prepare to be impressed by all that this exceptional residence has to offer. Ballarat's Best Selling Team