

**4 St Andrews Place, Lake Gardens, Vic 3355**



**House For Sale**

Thursday, 25 April 2024

4 St Andrews Place, Lake Gardens, Vic 3355

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 654 m2**

**Type: House**



Jo Thornton  
0409356478

**\$895,000 - \$950,000**

Set on a corner allotment, in a highly sought-after and tightly held pocket of Lake Gardens, this expansive and immaculately presented home offers plenty of room for the entire family and a flexible floor plan. This property is a must to inspect to fully appreciate all that is on offer. The home has a master bedroom of grand proportions with a custom walk-in-robe- featuring an in-built ironing board and an abundance of storage - and an ensuite of equal calibre. There are a further three queen-sized bedrooms, two with WIRs and one with BIRs, and an additional queen-sized fifth bedroom or study with double-door entry. A generous lounge in the centre of the home has views out to a stunning grassed courtyard with undercover verandah. This pleasant room makes an ideal parent retreat or formal sitting area. The heart of the home is sure to impress with an expansive open plan kitchen, dining and living zone that seamlessly flows through to the exceptional outdoor living area. The kitchen is well-appointed with quality stainless steel appliances and an abundance of storage and counter space. This area is truly the beating heart of this exceptional family home where many memories are sure to be made in the years to come. The home also has a central main bathroom, separate toilet, and laundry with a large built-in linen press. Additional features of the home include updated ducted gas central heating and evaporative cooling for year-round comfort, 12 kw solar panel system to offset energy bills and significantly reduce the cost of living, a ducted vacuum system throughout, in-ceiling audio system, and an updated gas hot water service. It has recently been painted throughout for a fresh new look. Externally the property will further impress with a stunning fully enclosed sunroom ideal for use all-year-round, which in turn flows out to the expansive decked entertaining area. This area includes a dedicated undercover entertaining space complete with kitchen bench, rangehood, ceiling fan, zip-track blinds (to enclose and protect the space from the elements), as well as a sink with cold water serviced by a hidden water tank. This exceptional fully landscaped outdoor space is north-facing, low maintenance and an entertainer's dream space. Additional features include a generous garden shed at the rear, double garage with direct internal access, and fully landscaped front gardens and aggregate concrete pathways that offer privacy from the street frontage, and equally provide a stunning outlook from within the home. The home is situated within walking distance of Lake Wendouree and the Botanic Gardens, Ballarat Golf Club, Wendouree train station, Stockland Wendouree, Ballarat Farmers Market, Arch View Cafe, Aldi Supermarket and Chemist Warehouse, while it is only a short drive to the Ballarat CBD and Western Freeway. It is close to tennis, hockey, swimming, gym, croquet, archery and baseball facilities in the Prince of Wales Park sporting precinct. Ballarat High School is a few minutes' walk and Ballarat and Clarendon College, Loreto, St Patrick's and Ballarat Grammar schools are accessible by walking, cycling or 5-10 minutes by car. With walking tracks and waterways right on your doorstep, there is a lot to love here at 4 St Andrews Place. Homes of this quality, size and calibre are hard to come by, especially in such a blue-chip tightly held locale as Lake Gardens. Don't miss this incredible opportunity to call this highly desirable property home - contact the exclusive listing agent Jo Thornton on 0409 356 478 today to arrange an inspection. We look forward to seeing you at the property very soon!