

41 Lake Gardens Avenue, Lake Gardens, Vic 3355

House For Sale

Friday, 15 March 2024

41 Lake Gardens Avenue, Lake Gardens, Vic 3355

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 540 m2

Type: House



Damian Shackell

0448777313

\$749,000 - \$799,000

Welcome to 41 Lake Gardens Ave, where elegance meets functionality in this remarkable family home nestled in a coveted blue-chip locale. Situated in one of Lake Gardens' most esteemed streets, this residence offers a lifestyle of unparalleled luxury just moments from the serene Lake Wendouree. This meticulously designed and generously proportioned family abode enjoys an enviable position within walking distance to Stockland Wendouree, Wendouree Train Station, and the Ballarat Aquatic and Lifestyle Centre. Its proximity to esteemed educational institutions including Clarendon College, Loretto College, St Patrick's College, Ballarat High School, and Ballarat Grammar further enhances its appeal. Stepping through the door, you're welcomed by a spacious entry hall leading to a dedicated study space, setting the tone for the home's grandeur. Continuing through, you'll find a sizeable second living area ideal for children's play or formal entertaining. The heart of the home is the sunlit open-plan living area, seamlessly connecting the kitchen, formal living, and dining spaces. The kitchen boasts contemporary conveniences such as a built-in pantry, new induction stove, electric oven, dishwasher, and ample storage. A third living area designed for entertaining features built-in cabinetry and direct access to the undercover pergola, complemented by split system heating and cooling for year-round comfort. The master bedroom offers a haven of relaxation with a walk-in robe and well-appointed ensuite, while the remaining three bedrooms are generously sized with built-in robes. The main family bathroom features a single vanity, shower, bath, and a separate toilet. A spacious laundry with ample storage and direct yard access completes the layout. Outside, the magnificent yard is adorned with beautifully established garden beds and decorative feature edging, providing a serene outdoor retreat. Additional features include near-new gas ducted central heating, near new instantaneous gas hot water system, generous linen/storage cupboards, internal security system, and a double lock-up garage with direct internal access via the study and single roller access to the rear yard. Combining luxurious living with unparalleled convenience, this exceptional family home is the epitome of refined living in Ballarat's most desired location. Don't miss the opportunity to experience this magnificent property firsthand - call to arrange your private inspection today! Ballarat's Best-Selling Team