

# 41 Mullingar Drive, Alfredton, Vic 3350

## House For Sale

Wednesday, 13 December 2023

41 Mullingar Drive, Alfredton, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 512 m2

Type: House



Damian Shackell

0448777313

**\$640,000**

Your new home awaits at 41 Mullingar Drive, Alfredton - where modern elegance meets comfort in this exceptional 2-year-old, 26-square JG King steel-framed home. Situated on a generous 512m<sup>2</sup> land, this residence offers a perfect blend of contemporary design and thoughtful functionality. Boasting 4 bedrooms and a dedicated study, this home is designed to accommodate the needs of a growing family. The master bedroom is a luxurious retreat, featuring plush carpet flooring, a spacious walk-in robe, and an ensuite that encompasses a shower, vanity, and a separate toilet for added convenience. The remaining 3 bedrooms also offer comfort with carpeted floors and built-in robes. The study, adorned with stylish vinyl plank flooring, enjoys a coveted north aspect, providing an inspiring workspace filled with natural light. The main bathroom is a haven of relaxation, equipped with a full-sized bath, shower, vanity, and an additional separate toilet for practicality. Entertainment is at its finest with a separate rumpus/theatre room, offering a private space for movie nights or casual gatherings. The heart of the home lies in the open plan kitchen, dining, and living area, featuring practical and stylish vinyl plank flooring. The kitchen is a chef's delight, equipped with stainless steel appliances, including a 900mm gas stove, canopy rangehood, dishwasher, and stunning 40mm Caesarstone benches, including a large island for culinary creativity. This home ensures year-round comfort with ducted gas heating, evaporative cooling throughout, and the added insulation of wall and ceiling insulation. The double garage with a remote panel-lift door provides secure parking with direct access to the home, while an additional parking space for two cars in the driveway adds convenience for guests. Step outside to the under-cover alfresco area, an ideal space for entertaining, complete with an electric one-way blind for weather protection and privacy. The landscaped and low-maintenance yard enhances the overall appeal of the property. Security is a top priority with fitted security doors at the front and rear, ensuring peace of mind for your family and belongings. Immerse yourself in the comfort and style of this meticulously designed home at 41 Mullingar Drive, Alfredton - a true haven for modern living. Enquire today for more information or to arrange a viewing. Ballarat's Best-Selling Team