

43 Browns Parade, Wendouree, Vic 3355



House For Sale

Wednesday, 10 April 2024

43 Browns Parade, Wendouree, Vic 3355

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 613 m2

Type: House



Brooke Reynolds
0407292506



Tim Valpied
0418504169

\$515,000 - \$535,000

Nestled within the prestigious Wendouree area, this 1960s home is offered to the market for the very first time. Exuding quality, period charm, and generous living spaces crafted from sturdy brick and adorned with original timber windows, this meticulously maintained residence offers a wonderful opportunity for its next fortunate owners. The entry is welcoming and light, leading you into three generously sized bedrooms featuring built-in robes crafted from solid timber & complete with bespoke handles true to its era. The family bathroom boasts a shower, bath & vanity with convenient handrails, accompanied by a separate toilet for convenience. The heart of the home unfolds into an open living zone, seamlessly merging the kitchen and meals area. Renovated within the last 15 years, the kitchen which is light filled includes a wall oven, gas cooktop, dishwasher, and ample storage. A designated dining space invites family gatherings and shared meals, perfect for creating cherished memories. Step into the expansive family room, where warmth emanates from the gas heating and split-system heating/cooling. Large windows flood the room with natural light, accentuating the charming 60's curtain cornices and quality built-in timber cabinetry, reminiscent of mid-century craftsmanship. Outside, the home seamlessly extends into meticulously maintained grounds, complemented with outdoor blinds and an elevated covered deck ideal for entertaining. A private driveway leads to a double brick garage and adding a touch of nostalgia, a rumpus room connected to the garage featuring timber-lined walls and retro carpet makes an ideal second living room, teen retreat, or the ultimate 'pool room'. Conveniently positioned nearby you'll find an array of facilities including sporting facilities, Stockland Wendouree, Ballarat Grammar College & just a short stroll to Lake Wendouree and with easy access to public transport this home will make an excellent first home or investment.