

44 Ballarat Street, Collingwood, Vic 3066

Nelson Alexander

House For Sale

Friday, 3 May 2024

44 Ballarat Street, Collingwood, Vic 3066

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Rick Daniel
0409737985



James McCulloch
0422456255

Auction \$1,600,000 - \$1,700,000

Brand-new after a brilliant transformation, this stunning double-glazed 3 bedroom, study and 2.5 bathroom oasis boasts stylish spaces, high-end features and city skyline views. A sensational rooftop terrace and sun-splashed rear entertainment courtyard complement the wow-factor, whisper-quiet interior of this just completed residence offering private and peaceful contemporary living in a superbly designed and sophisticated setting. High-performance R6 insulation and double-glazed windows throughout create a supremely comfortable ambience enhanced by zoned ducted refrigerated heating and cooling. An abundance of natural light fills every corner as the spacious layout unfolds from a versatile study (possible lounge or extra bedroom) to a powder room, full-size laundry and internal remote-control garage. Extra-large living and sky-lit dining areas are perfectly served by a luxury gourmet kitchen with an expansive Monte Carlo marble island that boasts Bosch stainless-steel appliances and loads of soft-close storage, while wide sliding doors open to a landscaped terrace garden for secluded alfresco enjoyment. Continuing upstairs are 3 huge bedrooms (2 with mirror built-in robes; rear main including a walk-in robe and designer ensuite), a sleek family-size bathroom plus the piece de resistance that's going to wow appreciative guests, an amazing roof terrace where the city views and sunsets are out of this world. Located in a fabulous cul-de-sac, an attractive modern profile with a courtyard and driveway off-street parking invites an outstanding inner-city lifestyle close to Smith and Brunswick Streets cafe, shopping and nightlife scenes, Victoria Park and Yarra River trails, train station, trams and schools.