

45 Gillies Street, Alfredton, Vic 3350



Sold House

Friday, 19 January 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 820 m2

Type: House



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Contact agent

Step into a world of refined elegance with this meticulously renovated, restored and extended home, an opulent property of unparalleled quality nestled just moments away from the picturesque Lake Wendouree, Victoria Park Reserve, prestigious Ballarat private schools, and the bustling heart of Ballarat CBD. This stately lifestyle property has undergone a thorough transformation, seamlessly blending the charms of the old with the luxuries of the new. The grand master bedroom is a testament to opulence, offering its own linen press and a walk-in dressing room most can only dream of. The ensuite is a work of art, graced by louvre windows, a walk-in shower with bench seat, and a separate toilet and direct access through sliding doors to a private deck. Bedrooms 2, 3, and 4 are just as brilliantly finished and all offer BIR's for all your storage needs. The front family room retains its original charm with carefully restored cornices, woven wool carpet, and a built-in gas fireplace, a perfect place for peace and quiet at the end of a busy day. The open-plan design in the rear extension boasts soaring ceilings that create a sense of grandeur, a stunning architecturally designed space with ample room for the family. The kitchen is a chef's paradise featuring an expansive kitchen bench made from velour stone, double wall Bosch ovens, an integrated Bosch dishwasher, and a butler's pantry thoughtfully designed by the owners themselves. The second living space seamlessly connects to the kitchen, with its dramatic high ceilings with exposed steel beams, a built-in gas wood fire and a striking timber panel fireplace. Finished off with the finest quality burnished concrete with hydronic floor heating for year round comfort. Sliding doors provide captivating views of the lush garden and pool, and your separate dining space offers the perfect room to come together at the end of the day, with direct access to the yard and private views of the grounds. The family bathroom is breathtaking with Luxury egg bath, spectacular glass roof allowing natural light and interest, feature tiling & heated flooring & towel rails. An additional powder room for your guests is just down the hall. The outdoor living has been finished off to the highest of standards creating a real resort style feel, nothing has been left untouched. With exposed aggregate pathways, brick edging, feature lighting, meticulously planted garden beds all designed around a stunning 60 year old gum that is the absolute feature of this space. Step up to your very own outdoor kitchen/entertaining pad including 2 x wine fridges, brick open fire, electric overhead heater, and cafe blinds to counter the elements making this space useable all year round. The in-ground pool is efficiently powered by a combination of solar and gas and is compliant on all level, with an outdoor shower for your convenience. A rear lane allows perfect access directly into your 3 car garage allowing easy drive-thru access directly out your front gates. The garage has mezzanine storage, remote access and powder room, plus an additional 2 car carport with stunning feature timber lining and extra height for those larger vehicles and direct undercover access to the home. Some of the many features of this extraordinary property situated on a generous 820m² block include hydronic floor heating, burnished concrete floors, solid floorboards, plush wool carpet in the bedrooms, double-glazed windows throughout, air conditioning in the main living area, motorized blinds, ceiling fans in every room, floor-to-ceiling sheers, white wide batten shutters, secure front gates, a comprehensive security camera system, solar energy infrastructure, rear laneway access, copious storage throughout the home, and an automatic watering system. This remarkable property transcends being a mere residence; it's a lifestyle, providing an incredible opportunity for families or couples to live just minutes from Lake Wendouree and some of Ballarat's finest schools.