

45 Wexford Street, Alfredton, Vic 3350



House For Sale

Wednesday, 17 January 2024

45 Wexford Street, Alfredton, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 703 m2

Type: House



James Edmundson

\$930,000

Enjoy year round comfort in this stunning 36sq residence, perfectly positioned in a quiet street and situated on a generous 703m2 allotment . Completed only 4 years ago, it is with great reluctance that the owners say farewell to this cherished family home. • 6 star energy efficiency rating • 6 kilowatt solar power system • Integrated Telsa Powerwall 2 • Year round comfort courtesy of the MyAir multizone air conditioning • Double glazed for maximum heat efficiency • Fully insulated • Grand master bedroom with walk-in dressing room, and luxurious ensuite. • Home theatre room includes integrated Yamaha speakers • Open-plan living room cleverly wrapped around a stunning outdoor entertainer's dream. • Chic kitchen, finished in stone and tile, offers 900m freestanding Smeg oven and stove, endless storage, • Thoughtfully designed butler's pantry with integrated dishwasher and plumbed fridge. • Guests wing includes open rumpus, study nook and a well-appointed bathroom with separate WC. • Bedrooms 2, 3, and 4 are generous, light filled and private, sharing no common walls with each other. • 3-car garage including drive through access to the rear yard, and a mud room. • Offers a lifestyle opportunity for families or couples, situated just 2.5km from to Lake Wendouree and esteemed Ballarat schools. • Please note that photo id will be required for inspection.