

5/302 Clayton Street, Canadian, Vic 3350



House For Sale

Friday, 19 April 2024

5/302 Clayton Street, Canadian, Vic 3350

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 286 m2

Type: House



Chloe Wilson
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Will Munro
0427401798

\$450,000 - \$495,000

Welcome to your dream retreat, nestled in the back of a small complex with stunning views of the Lake Esmond Reserve. This contemporary two bedroom townhouse offers an unparalleled blend of luxury, convenience, and natural splendor. Situated within a meticulously maintained complex of five homes, this property epitomises modern living at its finest. Upon entering, you'll be greeted by a spacious layout spread across two levels. The upper floor features the master bedroom, complete with its very own balcony and views of the reserve, plus a walk-in robe and ensuite bathroom, providing a peaceful sanctuary to unwind. Additionally, an optional study space or second living area ensures ample space for relaxation and entertainment, each area equipped with a split-system for year round comfort. Designed with functionality in mind, the property boasts a host of premium amenities, including central heating throughout, a sleek gas stove top, electric oven, dishwasher, NBN connectivity, grey water tank, and energy-efficient LED downlights. Step outside to discover your own private oasis, where a paved undercover entertaining area beckons for alfresco dining and relaxation. A convenient garden shed offers storage space for all your gardening essentials, ensuring your outdoor retreat remains pristine year-round. The true highlight of this home is its seamless integration with nature. A back gate opens directly onto the picturesque Lake Esmond Parkland, inviting you to explore tranquil walking trails and enjoy leisurely picnics amidst breathtaking scenery. Whether you're hosting a barbecue on the deck with views of the park or savoring a quiet moment on your private balcony overlooking the lake, every day is a celebration of nature's beauty. For added convenience, the property features a double garage with an automatic roller door and direct access to both the garden and the house, along with space to park two additional cars outside. Plus, its prime location on the edge of the CBD ensures easy access to amenities, including proximity to Canadian Lead Primary School, public transportation, and all Ballarat has to offer, just a short drive away. Schedule a viewing today and make this exquisite townhouse your own slice of paradise in Ballarat! - Two great size bedrooms, master with balcony, walk in robe & ensuite - Central heating & split systems throughout - Open plan kitchen, dining & living area- Undercover deck perfect for entertaining guests - Phenomenal view of Lake Esmond, with ultimate privacy