

**5 Haddon Street, Lake Wendouree, Vic 3350**



**Sold House**

Thursday, 14 March 2024

5 Haddon Street, Lake Wendouree, Vic 3350

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 809 m2**

**Type: House**



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**\$1,650,000**

Welcome to an exquisite double-storey 5-bedroom home that defines the pinnacle of luxurious living. This home seamlessly blends style and sophistication with modern comfort, leaving a lasting impression from the moment you step through the inviting front door. Rarely does a property of this calibre, with such impeccable presentation, grace the market – and it's an experience that truly requires firsthand appreciation to grasp the exceptional workmanship that defines this beauty in Lake Wendouree. As you enter, the formal living area sets the stage, featuring a recessed ceiling with ambient lighting and a marble fireplace, establishing an elegant ambiance that sets the tone for what lies ahead. The heart of this home is undoubtedly its meticulously renovated kitchen, catering to the culinary connoisseur with high-end finishes, including stone benchtops, electric cooking and a spacious butler's pantry. The open-plan meals area and second formal dining space provide the perfect backdrop for special occasions. Polished timber floors create a seamless flow into a second formal living area with a built-in desk – an ideal space for those working from home or with children. The master bedroom, boasting a renovated ensuite and walk-in robe, exudes sophistication, while a conveniently located second bedroom on the ground floor offers a perfect space for guests. An impressive rear extension adds a third living area with polished concrete floors, a spa area, a gas log fire, and built-in cabinetry with a sink and stone bench with stacker sliding doors to the outdoor decked entertaining area – an entertainer's dream. Other key features including new carpets and paint, complement the year-round comfort provided by the hydronic heating and the upstairs level having evaporative cooling. The home also has solar panels and double-glazed windows on the bottom level perfect to future proof the home and keeping bills down whilst the finishing touch of the beautiful sheer curtains add a touch of warmth and a sense of comfort. The allure continues with a triple-car garage extension, featuring two electric roller doors for security and ample storage. The ground level also houses a guest bathroom and a renovated laundry with abundant storage. Moving to the second level, three additional bedrooms and a bathroom with a separate toilet offer comfortable accommodation for the rest of the family. The beautifully maintained 809m<sup>2</sup> approx. allotment features a fully enclosed front yard with an electric gated entry, enhancing street appeal with a well-established garden. Situated just a couple of doors from the foreshore of Lake Wendouree, this family home is set on a quiet off street in one of the most sought-after locations, providing close proximity to the Ballarat CBD, hospitals, and some of Ballarat's finest schools. This property stands as a prime choice for those seeking a harmonious blend of luxury, convenience, and style in a coveted location.