

5 Simone Court, Canadian, Vic 3350



House For Sale

Thursday, 13 June 2024

5 Simone Court, Canadian, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 673 m2

Type: House



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\$845,000 - \$895,000

Nestled in a quiet court in the highly sought-after inner-city suburb of Canadian, this expansive and immaculately presented home offers plenty of room for the entire family. Set on approx. 681m², this property is a must to inspect to fully appreciate all that is on offer. Built by renowned local builder, Neil Thwaites, this high quality lovingly cared for home will surely impress from the moment you walk through the front door. There is a lot to admire with heightened 3m ceilings throughout, timber flooring, hard wired security system, updated ducted gas central heating and refrigerated cooling for year-round comfort, an almost brand new hot water system just 6 months old, heightened kickboards, decorative features and so much more, you just know this home is something truly special, and has a real sense of being 'home'.

Location! Location! Location! The position couldn't be better! On the fringe of the CBD close to all of the restaurants, cafes, theatre, shopping, and more that Ballarat has to offer, yet you are less than 2kms from the Midvale Shopping Centre and an array of schools across all year levels making you spoilt for choice. With public transport almost on your doorstep, playgrounds, walking and BMX tracks, and less than 2kms to Sovereign Hill, less than 4kms to Ballarat CBD and Bridge Mall, and approx. 6kms to Lake Wendouree and some of Ballarat's most prestigious secondary colleges. The home itself offers an incredibly spacious and inviting entrance foyer, with an even more impressive master suite featuring bay window, incredibly well-appointed ensuite and separate walk-in-robe. Overlooking the fully landscaped front gardens is the elevated formal front living and dining zone of grand proportions, ideal for entertaining or simply to sit, relax and enjoy the stunning outlook. The heart of this home is sure to impress with an expansive open plan kitchen, dining and living zone that offers room enough for the entire family and then some, and flows seamlessly through to the outdoor undercover entertaining area and overlooks the fully landscaped gardens in the rear yard. The kitchen is well-appointed with quality appliances and an abundance of storage and counter space. This area is truly the beating heart of this exceptional family home where many memories are sure to be made in the years to come. There are a further three king-sized bedrooms all with BIRs, and a separate spacious study that is flooded with natural light and glass, and comes complete with a gorgeous almost floor to ceiling bookshelf. This really is the ultimate work from home zone! Fitting for the home is an outstanding family sized laundry that could easily double as a drying room and there is an abundance of storage options throughout. The home is complete with direct internal access from the double garage, which features an internal room with natural light and direct access to the rear yard, which could easily be a second study or purely a large storage zone, as well as a separate tools or workshop area with roller door access directly to the rear yard. Externally the property will further impress with an undercover outdoor entertaining zone. This exceptional fully landscaped outdoor space is north-facing, low maintenance and an entertainer's dream space. The outdoor space of this home is immaculate from front to back and offers exceptional privacy, together with a gateway to the walking trails of the area. There is so much to love here at 5 Simone Court, Canadian. Homes of this calibre, quality and size are hard to come by, especially in a quiet court with a north-facing rear aspect. Don't miss this incredible opportunity to call this highly desirable property home - contact the exclusive listing agent Jo Thornton on 0409 356 478 today to arrange an inspection. I look forward to seeing you at the property very soon!