

# 58 Browns Parade, Wendouree, Vic 3355



## Sold House

Saturday, 11 May 2024

58 Browns Parade, Wendouree, Vic 3355

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 766 m2

Type: House



Sean Toohey  
0400506881



Kate Nolan  
0407813914

**\$600,000**

Welcome to this fully renovated and meticulously maintained home that exudes charm and functionality. With a flexible floor plan and ideal spaces for extended family or generating additional income, this property offers a perfect blend of luxury and practicality. Nestled in a highly sought-after pocket of Wendouree, it's conveniently located near various amenities, making it a desirable living space.

- The property captivates with its street presence, welcoming you with a charming front porch and a beautifully landscaped exterior.
- The main living area, to the left of the entrance, is bathed in natural light, thanks to expansive windows that frame the surroundings beautifully.
- The tastefully updated kitchen is a chef's delight, featuring soft-close cabinetry, a 900mm freestanding cooker, double sinks, a dishwasher, and sleek stone benchtops.
- Three of the four bedrooms feature built-in robes and are complemented by a tastefully updated central bathroom.
- A convenient fourth bedroom featuring a ceiling fan, walk in robe and ensuite, integrated seamlessly into a versatile layout designed to accommodate extended family or generate additional income with a separate living space and kitchenette.
- Stay comfortable year-round with ducted heating and two split system heating and cooling units ensuring optimal climate control, complemented by a 4.2-kilowatt solar system for energy efficiency.
- A raised, decked entertaining area with bistro blinds creates an ideal space for gatherings and relaxation.
- A double carport, a 5.3m x 5.3m Colorbond shed, and additional sundry shedding cater to parking and storage needs, perfect for the home handyman.
- The private rear yard features established gardens, trees, vegetable patches, and a second private undercover space, enhancing outdoor living.
- Conveniently positioned near Stockland Wendouree, sporting facilities, Ballarat Grammar College, Lake Wendouree, and public transport, it promises a lifestyle of comfort, luxury, and accessibility.