

**61 Lake Gardens Avenue, Lake Gardens, Vic 3355**



**Sold House**

Wednesday, 4 October 2023

61 Lake Gardens Avenue, Lake Gardens, Vic 3355

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 612 m2**

**Type: House**



Kiara Porra  
0499925773



Sean Toohey  
0400506881

**\$730,000**

Discover the perfect blend of convenience and comfort in this charming Lake Gardens residence. Just 6km from Ballarat CBD and within walking distance of Ballarat High School, the Aquatic Centre, and Lake Wendouree, this property offers an ideal and convenient lifestyle. • This is an immaculate three bedroom brick veneer home, master complete with walk in robe and ensuite. Further two bedrooms are well sized with built in robes. • Two separate living areas provide flexibility for family life. • Gas central heating, a gas log fire, and a split system ensure comfort in all seasons. • Well-appointed kitchen with generous bench space, gas cooking, electric oven, and a dishwasher. • Natural light floods throughout the home, with a neutral colour palette that is original yet in immaculate condition. • Outside enjoy a picturesque wrap-around undercover area surrounded by stunning established gardens. • Drive-through access from the double garage and an additional lock-up storage garage in the yard. • Ideal for those commuting, the Wendouree Train Station is a moments walking distance, as well as Freeway access only minutes down the road • This is a home that is a complete package, desirable for downsizers, families, investors – it will tick all the boxes. • For more information or to arrange a viewing, please contact Kiara Porra or Sean Toohey. Don't miss out on this fantastic family home in Lake Gardens!