

628 Lydiard Street, Soldiers Hill, Vic 3350



Sold House

Friday, 1 September 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 734 m2

Type: House

\$655,000

Set on a generous 734m² corner allotment in one of Ballarat's most highly regarded streets, this custom-built Castlemaine stone home is being presented to the market for the very first time. Uniquely featuring a drive-through driveway, you will have entry and exit options from both Lydiard and Howard Streets. The north-facing home comprises a stunning entry foyer with gorgeous lead lighting, spacious master bedroom with mirrored walk-through robe and ensuite, further two bedrooms both with BIRs, a central main bathroom with separate shower, vanity, bath and toilet, all of which can be closed off from the main living zone. The main living zone offers a spacious kitchen overlooking the rear yard and incorporates a breakfast bar, informal dining area, new rangehood, wall oven and grill, gas cooktop, dishwasher, double sink, pantry and great counter and storage space. The kitchen leads through to the formal dining room that is flooded with natural light, features French doors out to the undercover alfresco area, and seamlessly flows through to the incredibly generous sunken front lounge, complete with exposed wooden beams, gas log fire and a gorgeous bay window. The home is complete with a separate spacious laundry, offering direct access to the rear yard, and a double garage with existing workshop, offering remote access on one side, and through access to the rear yard on the other side. Additional features include brand new carpets and vinyl throughout, brand new toilets in both bathrooms, Rinnai Gas heater in the hallway, electric wall heater in the kitchen and informal dining area and of course your gas log fire with feature mantle in the stunning sunken lounge area upon entry. The current owners have recently received gas and electrical certificates which is always good to know for peace of mind. Externally you will find established low maintenance gardens, updated roof guttering, a fully secure rear yard with gate access on either side, retractable clothesline, water tank for irrigation and a spacious backyard. Positioned in the heart of Soldiers Hill, you have the very highly regarded St Columba's Primary School directly across the road, John Harbour Butchers which is one of Ballarat's finest also across the road, and you are within walking distance to a number of fine eateries, pubs, ALDI supermarket, IGA, Pharmacy, and you are less than 2km from Lake Wendouree, Ballarat CBD, Mars Stadium and so much more! This is a brilliant location for accessibility to all of the wonderful facilities that Ballarat has to offer. With only one owner to date, this incredibly solid home has been lovingly cared for over the years and you will be impressed by its quality upon inspection. Don't miss this incredible opportunity to secure a high-quality home in the heart of Soldiers Hill and really make it your own over time. Contact the exclusive listing agent Jo Thornton 0409 356 478 today to arrange your private viewing.