

**723 Laurie Street, Mount Pleasant, Vic 3350**



**House For Sale**

Friday, 19 January 2024

723 Laurie Street, Mount Pleasant, Vic 3350

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 829 m2**

**Type: House**



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**\$670,000 - \$710,000**

Where period charm meets modern convenience. This captivating property boasts a timeless appeal, offering a perfect blend of classic features and contemporary updates. With four bedrooms, one bathroom and additional W/C this residence provides a comfortable and spacious living experience. Upon entering, you'll be greeted by the grandeur of high ceilings that extend throughout the home. The expansive formal and informal living areas provide ample space for both family gatherings and intimate moments. The kitchen boasts an abundance of natural light and is equipped with European appliances (gas cooktop, electric oven, and dishwasher). The property is designed with entertaining in mind with kitchen and dining seamlessly opening to the stunning backyard, creating an ideal setting for entertaining friends and family. For year-round comfort, two reverse cycle split systems complemented by additional gas heating in the living room ensure the perfect climate in any season. A 6kw solar system is sure to assist with the ongoing costs of living. The property features an oversized single carport for your convenience, and the original garage has been thoughtfully converted into a studio, offering versatility and additional space. With an impressive 829m<sup>2</sup> block, there is potential for subdivision (STCA), providing future opportunities for expansion or development. Recent updates including new carpet and fresh paint adding a touch of modern elegance to this charming home. The main living and master bedroom feature beautiful timber flooring, enhancing the overall aesthetic appeal. This is a rare opportunity, as the property is hitting the market for the first time in nearly 30 years. Located in a tightly held pocket, 723 Laurie Street is situated in a leafy street and within walking distance to Ballarat CBD, ensuring you're surrounded by the best of what the area has to offer.