

806 Laurie Street, Mount Pleasant, Vic 3350



House For Sale

Friday, 17 May 2024

806 Laurie Street, Mount Pleasant, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 573 m2

Type: House



Vicky Vermeend
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\$785,000 - \$820,000

Step behind the picket fence and through the pitch-roofed arbour gate to discover the beauty of 806 Laurie Street, Mount Pleasant. This impressive four-bedroom home seamlessly combines Federation character with modern comforts, offering a truly enchanting living experience. As you approach, the red-brick path leads you through flower-laden gardens to a graceful verandah adorned with decorative lacework. Stepping inside, you're greeted by original Baltic pine floorboards that guide you through a world of high ceilings, decorative cornices, ceiling roses, and warm fireplaces. The hallway features lovely wooden fretwork arches, complementing the timber casement windows with stained-glass leadlight windows that showcase art nouveau influenced flower motifs. The large front lounge room boasts picture rails, a pressed metal ceiling, beautifully restored fireplace, and a mirrored mantle. A long seat in the bay window invites you to relax and enjoy views of the magnificent gardens. The master bedroom, across the elegant hallway, features stained-glass leadlight windows in two walls, a walk-in robe, and a two-way bathroom that functions as an ensuite. The bathroom boasts feature tiled flooring, leadlight windows, and high ceilings, along with a surprising large oval spa for added comfort and luxury. The second bedroom, exuding the charm of the Federation era, is conveniently located along the hallway. At the rear of the home, you'll find the top-end kitchen, recently installed with high-end NEFF appliances, large benchtops, and plenty of practical storage. The kitchen flows into a large, open-plan living and dining area, featuring leadlight-style windows and doors that open out onto the back verandah. Upstairs, two additional bedrooms are accompanied by a second bathroom and a large open space perfect for an office, kids' retreat, or rumpus room. These rooms take full advantage of the pitched roof, with angled ceilings and inset windows adding to the period charm. Each room has a split system for temperature control. Outside, charming gardens surround the home, with a covered verandah at the rear providing ample space for outdoor dining. A few steps below the verandah, an elegant, paved, and shady courtyard offers a serene spot to relax. The large and leafy backyard provides ample room for kids to play. The property also includes a fabulous garage, finished to the same high standard as the home, with a workshop at the rear featuring a toilet and sink. A roomy attic beneath the pitched roof offers additional space for an art studio or guest accommodation, boasting fabulous views over Ballarat. Additional parking is available with side driveway access for two cars. Modern features such as gas ducted heating, split system air conditioning, three water tanks, and an alarm system on both the house and garage ensure comfort, convenience, and security. Ideally located close to schools, public transport, and just minutes from the heart of Ballarat, this elegant home offers contemporary living with all the modern luxuries. Don't miss out on this exceptional property. Book an inspection today by calling Vicky Vermeend on 0439 965 311.