

82 Launchley Drive, Cardigan, Vic 3352



Sold House

Tuesday, 5 March 2024

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Bedrooms: 5

Bathrooms: 2

Parkings: 8

Area: 3966 m2

Type: House



Jo Thornton

0409356478

\$1,155,000

Set on a generous 1 acre (approx.) flat allotment, this impressive family home with almost 70 squares of under roof living must be seen to be fully appreciated. Situated in the ever-popular Cardigan ensuring you are just minutes to the Lucas Town Centre, an array of quality primary schools, Ballarat High School, Wendouree Train Station, Freeway access, sporting facilities including the Ballarat Golf Club, and just 15 minutes from the Ballarat CBD! This spacious home offers room for the entire family! Comprising master bedroom with walk in robe and ensuite, an additional three bedrooms of excellent size all with BIRs, as well as a generous fifth bedroom with BIRs, offering flexibility with the floor plan as this could easily double as a rumpus room, offering you a potential 3rd living zone for the home. The spacious entry foyer leads through to the open plan kitchen, living and dining zones and really has been created with family and entertaining in mind. The kitchen features two brand new ovens, new dishwasher, gas cooktop, double sink, pantry and an abundance of storage throughout. Completing the home is a central bathroom, separate toilet and laundry with direct internal access from the oversized double garage. To ensure year-round comfort, the home includes gas-ducted central heating throughout, ducted evaporative cooling and a split system. Additional features of the home include new window furnishings, new carpets and a fresh coat of paint throughout. Externally the property will further impress offering an undercover entertaining area spanning a massive 100m² including a 6-seater Sapphire spa, fernery, bbq area and dining areas, all overlooking the expansive rear yard. As this is a corner block, you have side access to the extensive shedding, which includes heightened doors and concrete flooring throughout, offering ample room for the caravan and any other toys you might have. There is a 12mx6m shed with room enough for two vehicles and has custom built-in heavy-duty shelving for storage. A further 19.4 x 5.9m shed offering two access points from the rear and the side allowing for a potential further three vehicles. The final component of the shedding is the 10.4 x 7.3m fully lined rumpus with walk-in storage room, power, split system for heating and cooling, polished concrete flooring and with an abundance of natural light. For ease of access, you have a drive through driveway offering incredible connectivity to access all areas of the property. Additional features include a purpose built dog run with shelter, built-in playground, easy to maintain immaculate gardens and landscaping, a rustic cypress wraparound fence, a wraparound verandah and so much more! Whether you are looking to upsize your land and/or home, downsize off acreage, find a home business space, or simply have hobbies and interests that require a lot of shedding and space, then this property is a must to inspect. Don't miss this incredible opportunity to call this highly desirable property home! Contact the exclusive listing agent Jo Thornton 0409 356 478 today.