

87 Wexford Street, Alfredton, Vic 3350



House For Sale

Thursday, 14 December 2023

87 Wexford Street, Alfredton, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 635 m2

Type: House



Tony Zelencich
0353000000

\$739,000 - \$759,000

Situated in the highly regarded Ballymanus Estate is this impeccable home that has been tastefully designed without compromise. • Situated in highly sought-after Alfredton locale is this large family home, neat as pin from front to back, inside and out. • Comprising of four great sized bedrooms, the king-sized master bedroom is complete with a walk-in robe and full ensuite, while all remaining bedrooms feature built-in robes. • With a refreshing modern colour scheme throughout, creates an overwhelming feeling of space, especially in the open plan kitchen / meals & dining area packed with natural light. • The modern kitchen is simply stunning and fitted with stone bench tops, 900mm gas cooktop, oven, dishwasher, walk-in pantry and boasts ample storage space. • Comfort is ensured all year round with gas central heating and evaporative cooling. • The family bathroom is close by with a large bath, shower, vanity and separate toilet. • As you head through the large sliding doors which open out to a wonderful sheltered alfresco area perfect for entertaining family and friends. • For the energy conscious, energy costs are kept low with the 6.6kw solar system. • Additional features include, high ceilings and doors, sheer furnishings, ample storage, NBN, side access, as well as fully landscaped front and rear gardens. • With an estimated rental return of \$460 per week this would make for a wonderful investment to set and forget. • Car accommodation is well catered for with a double lockup car garage at the front with direct access into the home. • Located in one of Ballarat's most sought after suburbs, we are within walking distance to Alfredton Primary School, Ballarat High School zoned, top quality parklands and reserves, medical facilities, the Ballarat Golf Club and much more, this certainly presents a wonderful opportunity not to be missed! • Be quick to inspect, contact Tony to arrange your very own private inspection.