

**9 Burke Road, Ararat, Vic 3377**



**Sold House**

Friday, 6 October 2023

9 Burke Road, Ararat, Vic 3377

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 8093 m2**

**Type: House**



Hayley Cox

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**\$735,000**

Welcome to an Impeccable Lifestyle Family Home, with a grand entryway and solar-powered gate leading to a bluestone driveway. The property embraces rustic countryside living with abundant fruit trees, native and gum trees with an inviting open fire pit for outdoor gatherings. Inside, a spacious 6 x 9m fully enclosed entertaining area features inbuilt benchtops, cupboards, and laser lights. The house is enveloped by a sophisticated 1.8m undercover modern decked verandah and a serene 3.6m undercover entertaining area. Parking is convenient with a 6 x 6m colorbond garage, double carport, 11 x 6m colorbond shed with twin roller doors, and a 7 x 9m colorbond workshop with a wood heater. Sustainability is emphasized with a 42,000 liters rainwater tank plumbed into the house. Town sewer and water connections are available, and the interior is thoughtfully insulated for comfort. The house adheres to stringent Bal 5 safety standards and boasts a charming Corrugated Iron exterior finish. Indoors, there are three spacious Bedrooms and two updated Bathrooms. The Lounge features double glazed open sliding door access to the modern deck. Vinyl plank flooring throughout the house ensures easy maintenance, and optimal heating and cooling are provided by a large Split system. The state-of-the-art kitchen boasts Caesar stone benchtops, a large electric oven, gas cooktop, dishwasher, and a breakfast walk-in pantry with identical storage areas. The Dining area merges with the kitchen and lounge. The Master bedroom includes a walk-in wardrobe and an updated ensuite with modern amenities. Bedroom two and three offer comfort and functionality with built-in robes and new carpets. The laundry provides ample storage and convenient access to the outside back undercover deck. The property sits on an expansive 2-acre expanse, offering a haven of comfort and luxury with countryside allure and contemporary amenities. For more information, contact the listing agent Hayley Cox on 0419 834 530 to arrange your inspection! You will not be disappointed. Regenerate