

9A Lexton Street, Lake Wendouree, Vic 3350



House For Sale

Thursday, 14 March 2024

9A Lexton Street, Lake Wendouree, Vic 3350

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 580 m2

Type: House



Damian Larkin

0417088755

\$1,195,000 - \$1,250,000

Exquisitely designed and impeccably crafted, this distinguished family residence emanates an enduring elegance that demands to be experienced firsthand. Nestled a mere 500 meters from the serene shores of Lake Wendouree, revel in the epitome of urban living amidst the tranquility away from the clamor of city thoroughfares. Delight in leisurely weekend brunches at nearby cafes, embark on invigorating sunrise jogs around the lake, or embrace the convenience of walking to work sans the need for a vehicle. This residence promises a lifestyle of unparalleled refinement! Beyond its timeless exterior lies a harmonious fusion of classic elements and contemporary comforts. Step inside to be greeted by lofty 9ft ceilings adorned with intricate shadow line cornices and spotted gum timber flooring. The primary suite boasts a walk-in robe replete with bespoke cabinetry, complemented by an opulent ensuite reminiscent of a luxury hotel, featuring floor-to-ceiling tiling and an indulgent oversized shower enclosed by custom glass. At the heart of this abode lies an expansive open-plan living area, where the gourmet kitchen reigns supreme with its gleaming waterfall stone benches, full glass splashback, and premium appliances. Adjacent, a generously proportioned lounge beckons with its stainless steel Archer gas log fire, perfect for cozying up on chilly Ballarat evenings, and is pre-wired for immersive surround sound. Venturing further, two additional spacious bedrooms await, complete with tailored built-in robes, while a luxurious bathroom beckons with its floor-to-ceiling tiling, frameless shower, and deep, indulgent bath. Ducted gas heating, Daikin reverse cycle air conditioning, and timber sash windows throughout ensure year-round comfort and style, while solid timber and glass internal doors add a touch of sophistication. Outside, an under-roofline alfresco area and expansive deck beckon for al fresco entertaining, complemented by a grand built-in wood-fired pizza oven. A separate two-car garage/workshop, complete with a convenient toilet and built-in cabinetry, adds versatility to this already impressive abode. Indeed, homes of this caliber are a rare find, sought after by discerning buyers and quick to be claimed. Don't miss the opportunity to make this unparalleled residence your own!