

**13 Sydney Way, Alfredton, Vic 3350**



**House For Sale**

Thursday, 11 July 2024

13 Sydney Way, Alfredton, Vic 3350

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 583 m2**

**Type: House**



Adam Vranesic  
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**\$780,000 - \$850,000**

Positioned in one of Ballarat's most sought after areas is this classy four bedroom home on a generous 583m<sup>2</sup> (approx) allotment. The position is highly popular due to it's close proximity to Lake Wendouree, shops, public transport, and some of the most prestigious schools in Ballarat all within walking distance. The home is also surrounded by other beautiful high end homes and is only minutes from the hospital, train station and Ballarat CBD. Upon entering the home you will be greeted to high end quality build with high ceilings and lots of room to move. The open plan kitchen, dining, and living space offers an abundance of space and features it's own spacious butlers pantry. There are a further two separate living areas in the home which will impress. The four bedrooms are all of great size with three of the rooms offering built in robes and bedroom one has direct access to the second bathroom, while the the very large master bedroom has a walk in robe and luxurious ensuite. The bathroom is nicely positioned between the two bedrooms which comes with separate shower and bath, while there also is a spacious stand alone laundry and home office. Other features include heating and cooling throughout the home perfect all year round. On arrival you will find a beautifully maintained and presented front yard with double lock up garage and side access to the backyard which will most definitely impress. The backyard is fully enclosed with a large easy to maintain yard and a great enclosed alfresco area. This home is sure to be popular so contact listing agent Adam Vranesic 0432 788 733 today to book your inspection!