

**14 Martland Street, Lucas, Vic 3350**



**House For Sale**

Wednesday, 19 June 2024

14 Martland Street, Lucas, Vic 3350

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 452 m2**

**Type: House**



Giovanni Piazza

0439286318

**\$680,000 - \$740,000**

Discover an exceptional opportunity to acquire an ideal home for nesting or investing in the sought-after Lucas Grange Estate. This brand new, distinctive brick residence epitomizes modern living with a focus on convenience and style. Upon entering, a spacious hallway welcomes you with soaring ceilings, leading to a sunlit formal lounge ideal for both relaxation and social gatherings. The home features four generously sized bedrooms, each equipped with reverse cycle split systems for comfort, with one bedroom boasting a walk-in robe and the others fitted with built-in robes. All bedrooms enjoy the luxury of their own ensuite, ensuring privacy and convenience. Central to the home is a stylish kitchen designed for culinary enthusiasts, complete with a 900mm gas cooktop, electric oven, dishwasher, ample cupboard space, and a large walk-in pantry offering floor-to-ceiling storage. The kitchen seamlessly integrates with a bright open-plan living and dining area, perfect for entertaining and everyday living. Additional features include a well-appointed separate laundry, extra storage space, front door intercom, and central heating throughout. Outside, an undercover alfresco area invites you to enjoy outdoor gatherings amidst fully landscaped gardens, all designed for low-maintenance living. Situated on an approximately 452m<sup>2</sup> allotment, the property includes a remote entry double car garage with convenient home access. Its strategic location ensures proximity to local parks, schools such as Lucas Town Centre, Sienna, St Thomas More, Alfredton Primary Schools, and Ballarat High School. For recreational activities, residents are a short drive from Ballarat Golf Club, Victoria Park, Lake Wendouree, and Prince of Wales Recreation Reserve. Only 10 minutes from Ballarat CBD, this property offers appeal to both owner-occupiers to live in and enjoy or for investors seeking a high potential rental return and easy access to all amenities. Don't miss this perfect blend of comfort, convenience, and modern living in a highly desirable location.