1511 Sturt Street, Newington, Vic 3350
House For Sale

Wednesday, 26 June 2024

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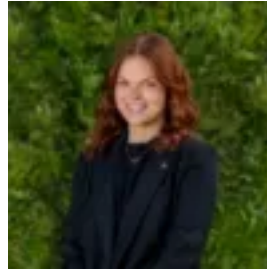**Bedrooms: 4**   **Bathrooms: 2**   **Parkings: 2**   **Area: 750 m2**   **Type: House**

Matt Wiltshire
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$1,100,000 - $1,200,000

Located in the heart of Ballarat's most desirable neighbourhood, this elegant and meticulously maintained family home offers a charming exterior, panelling throughout, bay windows, exquisite original features and that's only the beginning!This iconic home is ideally situated within walking distance of Ballarat's finest schools and colleges, just one block from Lake Wendouree, and close to the CBD, café precinct, and public transport. This property is sure to impress those seeking heritage elegance and charm, set on a generously sized allotment of approximately 750m².The open-plan kitchen and dining area boasts electric cooking, a grill, and a dishwasher. The north-facing living room is a cozy retreat, featuring an inviting open fireplace with a beautifully crafted mantel and surround, perfect for warming up on chilly evenings and adding a touch of classic elegance to the space. Central heating is also throughout the downstairs.The ground floor also includes a separate formal living room that opens onto a stunning conservatory/outdoor area. This bright, airy conservatory is perfect for enjoying morning coffee or evening gatherings, offering panoramic views of the serene rear yard. The outdoor area is ideal for entertaining, all set against the backdrop of beautiful gardens that provide a private oasis. There is plenty of storage showcasing a double carport and an additional garden/storage shed.Upstairs, the master bedroom features a walk-in robe (WIR). The second and third bedrooms also have WIRs, while the fourth bedroom/study is equipped with built-in robes (BIRs). A central bathroom with a shower, vanity, and toilet serves the upper level. Split system air conditioning units provide optimal climate control throughout the upstairs area.