

**19 Barwon Avenue, Winter Valley, Vic 3358**



**House For Sale**

Wednesday, 19 June 2024

19 Barwon Avenue, Winter Valley, Vic 3358

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 512 m2**

**Type: House**



Giovanni Piazza

0439286318

**\$800,000 - \$880,000**

Introducing a masterpiece by Harmac Homes, this 31-square residence redefines craftsmanship as a premier showcase property. Featuring a stunning master bedroom designed for inspiration, alongside 4 bedrooms, 3 living areas, a spacious alfresco, and a cozy fireplace perfectly positioned for relaxation. Step inside this designer abode to discover 2 welcoming front lounge areas leading to an expansive open-plan area. Here, an oversized kitchen, meals area, and family room await, creating an inviting atmosphere. The luxurious master bedroom, nestled at the rear, offers a serene retreat complete with a large walk-in robe, a stylish en-suite featuring 'His and Hers' sinks and an oversized shower. Secondary bedrooms are generously sized, each with built-in robes. Entertaining is effortless with a fully equipped designer kitchen, a spacious walk-in butler's pantry, built-in fridge, and a substantial kitchen island/breakfast bar, complemented by an abundance of cupboard space. Plantation shutters in the living areas and a jetmaster gas fireplace seamlessly integrate into the open-plan layout adjoining the alfresco, perfect for social gatherings. The entire home is kept comfortable year-round with central heating and cooling. Additionally, the oversized front right living room includes a small kitchenette and a third toilet. Easily convertible to a garage if desired, it offers flexible usage options. Outside the home you have a fully landscaped front and rear yard with a grand alfresco area complete with an amazing BBQ that stays with the property, set on a generous 512m<sup>2</sup> allotment this home truly has it all! Situated in the prestigious Alluvium Estate, Winter Valley, residents can enjoy nearby outdoor activities, including team sports and family picnics at the new park/reserve just across the road. A future shopping center, Alluvium, set to begin construction soon, adds convenience. Only 5 minutes from Lucas Town Centre or Delacombe Town Centre, and a quick 10-minute drive from Ballarat CBD, this location offers easy access to city amenities. As an ex-display home, this property boasts countless additional features that must be seen to be appreciated fully. Contact us today to schedule your viewing.