

37 Wexford Street, Alfredton, Vic 3350



House For Sale

Wednesday, 26 June 2024

37 Wexford Street, Alfredton, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 627 m2

Type: House



Sean Toohey
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\$745,000 - \$765,000

This exquisite property boasts an attractive street presence and an inviting Hampton-style facade. Perfectly designed for family living, it offers a blend of luxury and practicality in one of Ballarat's most sought-after suburbs. • Located off the front entrance, the master bedroom features a walk-in robe and a tasteful ensuite with an oversized shower, large vanity, and toilet, providing a private retreat. Towards the rear of the home are three additional bedrooms, each with built-in robes and serviced by a central family bathroom. • The light-filled open plan kitchen, living, and dining area forms the heart of the home, creating a warm and inviting space for family gatherings and everyday living. A dedicated study nook within the open-plan space is perfect for hobbies or working from home. • The kitchen is a chef's delight, featuring a 900mm freestanding cooker, walk-in pantry, double sink, dishwasher, island bench with waterfall ends and pendant lights, ensuring a perfect balance of style and functionality. • The formal lounge, accessed through a sliding door, provides a quiet escape from the main living area, making it an ideal theatre room or relaxation space. • A third living zone designed as a kids' activity room offers a dedicated space for play and creativity, ensuring a well-organised home. • Gas central heating and evaporative cooling throughout the home ensure year-round comfort, maintaining a pleasant living environment in all seasons. • The property includes a double lock-up garage with a remote roller door and direct access to the home, along with a 12m x 3.4m Colorbond shed perfect for the home handyman. • The incredible outdoor entertaining area features a decked and undercover space, ideal for gatherings and alfresco dining, complemented by well-kept gardens that enhance the property's appeal. • Situated in one of Ballarat's most desirable suburbs, the home is within walking distance to parklands, reserves, schools, and medical facilities, offering convenience and a high quality of life.