

**6 Arthur Street, Alfredton, Vic 3350**



**House For Sale**

Wednesday, 19 June 2024

6 Arthur Street, Alfredton, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 466 m2**

**Type: House**



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**\$565,000 - \$595,000**

Discover your sanctuary nestled in the heart of Ballarat's vibrant community. This charming residence, situated just a leisurely stroll from the serene shores of Lake Wendouree and the lush expanses of Vic Park, offers the perfect blend of tranquility and convenience. Imagine the ease of walking to nearby supermarkets, medical facilities, and public transport, with the local hotel and the renowned Ballarat High School only moments away. A quick drive will take you straight into the bustling CBD, making this home an ideal location for both work and play. Step inside to find three inviting bedrooms, each designed for comfort and relaxation. The bathroom features both a shower and a bath, with a separate WC for added convenience. The cosy living area is equipped with heating and cooling, ensuring a comfortable environment year-round. The bright and airy kitchen is a culinary delight, boasting a dishwasher, ample storage, and efficient gas cooking, perfect for whipping up your favorite meals. For those working from home, this space is a dream. Outside, a stunning undercover decked area awaits, surrounded by low-maintenance gardens. It's the perfect spot to relax with a cuppa, listen to the chirping birds, or entertain friends and family in style. Families will appreciate the double secured private yard, a safe haven for kids and pets to play. Additionally, a separate studio room, complete with electricity, water, and a WC, offers a versatile space that could serve as a teenager's retreat, a hobby room, or an extra space with endless possibilities. Properties like this are rare gems that don't stay on the market for long. Don't miss out on the opportunity to make this exceptional house your home. Contact us today to organize your private inspection and experience the lifestyle you've been dreaming of.