

# 63 Warrenheip Road, Warrenheip, Vic 3352



## House For Sale

Wednesday, 10 July 2024

63 Warrenheip Road, Warrenheip, Vic 3352

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 2020 m2**

**Type: House**



Lachlan Sylvia

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**\$750,000 - \$790,000**

Nestled in the serene area of Warrenheip, this stunning family home sits on a generous 2020m<sup>2</sup> (approx) plot, offering space and tranquility. Enjoy the convenience of being within walking distance to the local Primary Schooling and just a short drive to Ballarat CBD, with easy access to the Western Highway for effortless commuting. This charming weatherboard home welcomes you with a picturesque front veranda and lush, manicured lawns, while inside, you'll find sun-drenched rooms with modern upgrades and fixtures throughout, a great indication to what lies ahead. The home features three beautifully appointed bedrooms, all with ceiling fans and high end carpet. The master suite at the front is a true retreat, complete with his and hers walk-in robes and a stylish ensuite boasting feature tiles, a double walk-in shower, double vanity, and WC. The remaining two bedrooms, each with built-in robes, share a well-appointed bathroom with a shower, vanity, and large built-in bath. The open-plan living area with study nook is perfect for family gatherings, enhanced by a cozy fireplace and split system for year-round comfort. The chef's kitchen is a dream, equipped with high-end appliances including a 900mm induction cook-top, dual wall ovens, a dual draw dishwasher, dual under mount sinks, a servery window, 40mm stone bench tops, an expansive breakfast bench with power points under pendant lighting, and a walk-in pantry with ample storage and soft-closing stylish cabinetry. An extensive laundry with multiple linen cupboards and a separate toilet adds to the home's practicality. Step outside to a vast backyard, a paradise for children with a play area featuring synthetic grass, lush lawns, and water tanks. Car enthusiasts and tradesman alike will appreciate the concreted carport, large shedding with an office and mezzanine flooring. There's also rear access to gravel parking for larger vehicles, caravans, and machinery. Additional features include solar panels, James Hardie Linea weatherboards, double-glazed windows, LED down lights throughout, 9mm vinyl flooring and a water filtration system just to name a few. This exceptional home is a must-see, offering a blend of modern luxury and practical features that make it stand out from the rest. Be quick to schedule in your inspection as this one is sure to be popular!