

**715 Laurie Street, Mount Pleasant, Vic 3350**



**House For Sale**

Sunday, 23 June 2024

715 Laurie Street, Mount Pleasant, Vic 3350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 626 m2**

**Type: House**



Brayden Dorney  
0353314544



Holly Walker  
0427563394

**\$645,000 - \$675,000**

Discover the perfect blend of classic charm and modern convenience on a spacious 626m<sup>2</sup> allotment in this delightful three-bedroom two bathroom and studio home, ideally situated in a gorgeous, quiet leafy street you will only be a short walk from Mount Pleasant Primary School and only 5 minute drive from Ballarat CBD. The master bedroom serves as a true retreat with its stylish ensuite, walk-in robe, ornate fireplace, and a large leadlight bay window that floods the room with natural light. Opposite the master a second bedroom is located featuring spacious built-in robes. The modern and functional family bathroom offers a standalone bath, shower, and toilet. From the moment you walk through its period leadlight front door you will be impressed with the restored original timber floorboards, architraves and skirts. Adding to the charm is the timber paneling, dado railing and ceiling roses that complement the appeal of this home. The living area is an elegant light filled space, featuring an ornate fireplace. The fully equipped brand new kitchen includes a 600mm free-standing oven and cook-top, butlers sink, stone benchtops, and a dishwasher for added convenience. Comfort is assured with new split system and gas central heating throughout ensuring year-round comfort. Step though from the living room through the double glass doors to find a studio room perfect for projects or working from home, double gated side access, a garden shed at the back of the property, and a secure and private backyard perfect for family gatherings and plenty of room for the kids to play. This home offers a fantastic opportunity for families or investors looking for a property with character and convenience. Don't miss out on making this charming residence your new home.