

**20 Birdwood Ave, Sebastopol, VIC, 3356**



**House For Sale**

Thursday, 28 November 2024

20 Birdwood Ave, Sebastopol, VIC, 3356

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## **'Little Birdwood' Your Own Private Oasis!**

Welcome to 'Little Birdwood'—a home that seamlessly blends timeless period charm with contemporary living. Meticulously renovated inside and out, this property is a rare find, offering both style and functionality for families, entertainers, and those seeking extra space. Whether you're drawn to the character-filled interiors, the expansive open-plan living, or the impressive outdoor setup, this home delivers on every front.

As soon as you step inside you know you're in for a treat with the feature wall panelling and picture rails adding that touch of charm with the high ceilings and seamless flow to the massive rear extension. Be captivated by the light-filled open-plan kitchen, dining, and living area, beautifully extended to bring the family together, the kitchen offers high end gas cooking, a massive island bench with breakfast bar and an abundance of storage. The home boasts three bedrooms, including a master suite with built-in robes, a ceiling fan, and a brand-new ensuite with under floor heating that anyone would be envious of. The additional bedrooms include built-in robes, ceiling fans, and built-in desks—ideal for children. The guest bathroom is a standout, featuring a large walk-in shower with a feature tiling, a vanity, toilet, and a luxurious bath also with under floor heating perfect for families. The ducted reverse cycle heating and cooling will keep you comfortable all year around. A tastefully renovated laundry with ample cabinetry, a built-in bar fridge, and a mudroom adds even more practicality for those that like to work in the garden.

The exterior is just as impressive having been freshly painted this home stands out from the rest, starting with a stunning undercover alfresco area with feature tiled flooring and a built-in BBQ—perfect for entertaining. The beautifully maintained backyard includes a greenhouse, vegetable gardens, and outdoor lighting, making it a serene retreat. The enormous 11.8m x 6.4m shed offers secure off-street parking with plenty of width for caravans, boats or trailers, while additional shedding at the rear is ideal for a workshop or extra storage. This property has been designed to meet every lifestyle need, both inside and out.

Situated on a generous 705m<sup>2</sup> block, this home offers convenience as well as style. It's just a short walk to the recently renovated Coles supermarket and Sebastopol Bowls Club and provides easy access to the Ballarat CBD. Families will appreciate the proximity to Phoenix College and other local schools, making it an ideal choice for all stages of life. Enjoy the perfect balance of community living and city convenience in this complete one of a kind package!