

# 30 Lawrie Drive, Alfredton, VIC, 3350

## House For Sale

Wednesday, 20 November 2024

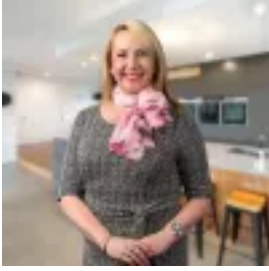
30 Lawrie Drive, Alfredton, VIC, 3350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Penny Shields

0353311111

## Stylish Family Living In Sought-After Alfredton

This stunning 4-bedroom, 2-bathroom home is nestled in a highly sought-after pocket of Alfredton. Boasting a spacious and versatile layout, this Metricon-built brick residence, just 15 years old, is perfect for families seeking comfort and convenient living. With a generous 802m<sup>2</sup> block (approx), the property features a combination of modern design, functional fixtures, and thoughtful outdoor spaces, making it ideal for both relaxation and entertaining.

### Key Features:

- **Solar Power:** Equipped with solar panels for electricity, reducing energy costs and providing eco-friendly living. Note: Solar panels are for electricity, not hot water.
- **Climate Control:** Stay comfortable year-round with gas heating, evaporative cooling, and a split system air conditioner for added convenience.
- **Living Spaces:** This home offers three separate living areas, providing plenty of space for family activities, movie nights, or entertaining guests. The flexible layout ensures there's room for everyone to enjoy their own space.
- **Kitchen:** The well-appointed kitchen features a 900mm Smeg oven, ideal for the home chef, as well as a premium Miele dishwasher, ensuring every meal is cooked to perfection and cleaned up with ease. Also including large walk in pantry with ample shelving and storage space.
- **Bedrooms:** Four spacious bedrooms, all with built-in robes. The master suite includes a walk-in robe and an ensuite for added privacy and convenience.
- **Bathrooms:** Two well-designed bathrooms, including a family bathroom with a separate shower and bath.
- **Outdoor Living:** The home offers a fantastic outdoor lifestyle with an undercover pergola (approx. 5m x 8m) that creates an excellent space for year-round entertaining. An additional alfresco area (aprox. 3.6m x 3.8m) undercover is perfect for enjoying the outdoors in all seasons.
- **Gardens & Shed:** The well-maintained garden features raised veggie garden beds with an irrigation system, providing fresh produce at your fingertips. There's also a garden shed for all your storage needs.
- **Water Storage:** Two 2500L water tanks are in place for garden use only.
- **Side Access & Gates:** The property features gates on both sides of the house, including a 3.3m side gate ideal for storing a small trailer or other equipment.
- **External Blinds:** External blinds on the north facing windows provide additional privacy, as well as helping to keep the interior cool in summer.

This beautifully presented family home offers everything you need for a relaxed and convenient lifestyle. With the perfect balance of indoor and outdoor living, along with a fantastic location close to local amenities, schools, parks, transport and walking tracks. This home is also in the Ballarat High School Zone plus walking distance from Alfredton Primary School. 30 Lawrie Drive is a definite must see.

Contact us today to arrange a private inspection and make this home yours!

Ballarat's Best-Selling Team.