



**3 Boulevarde Dr, Alfredton**



## APPEALING 5 BEDROOM RESIDENCE

First time on the market is this beautifully presented double storey family residence. Set upon a large 945m<sup>2</sup> allotment with a separate vehicle access to a 6m x 6m garage and double carport – perfect for the car enthusiast. Upon entering you are greeted with a generous sized entrance which leads to the lounge-dining room and study. The recently upgraded kitchen includes a Westinghouse electric double oven, gas hot plates and dishwasher. Also on the ground floor is the meals area and the living room which have an outlook to the back yard, powder room and laundry which has direct access to the double garage. Upstairs is where the family can come together in the family room/kids retreat. The spacious master bedroom overlooks the front garden and includes an en-suite and walk in robe. Four more bedrooms can be found upstairs, three having built in robes, a main bathroom and separate toilet. Featuring gas ducted heating throughout, ducted evaporative cooling to upstairs, a large pergola barbecue area - great for outdoor entertaining and a 5000 litre rain water tank with an electric pump. Located within walking distance to Alfredton Primary School, Coltman Plaza and Ballarat Community Health. The home ticks all the boxes for a growing family or a family with older children seeking extra space.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

5 2 6

**Price**  
**Property Type**  
**Property ID**

**SOLD**  
Residential  
1143

### Agent Details

Ross Titheridge - 0418 543 638

### Office Details

Titheridge Real Estate  
601 Sturt Street Ballarat VIC 3350  
Australia  
03 5332 2137

