



### 8 Karol Street Alfredton VIC

4 2 2

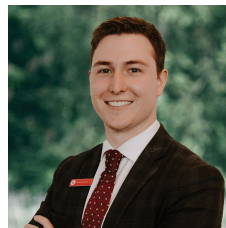
Located just minutes from Lucas Town Centre and within easy reach of Ballarat High School, Loreto College, St Patrick's College, and Ballarat Clarendon College, this stunning 4-bedroom executive family home exemplifies modern living at its finest.

Built by the renowned Hudson Ridge, this quality residence showcases a perfect balance of striking street appeal and thoughtful design. The wide entryway opens into an expansive open-plan living and dining area, enhanced by premium flooring, 2.7m high ceilings, and seamless indoor-outdoor flow. The sleek, well-appointed kitchen is a centerpiece, featuring a large island bench with waterfall stone, modern appliances, a dishwasher, soft-close cabinetry, and a walk-in pantry offering ample storage. Throughout the home, 40mm premium stone finishes,

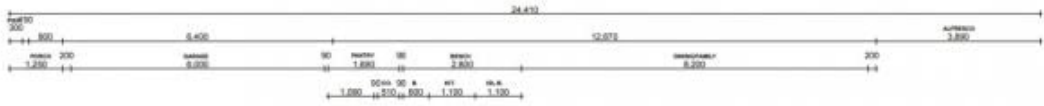
**Price** : \$650,000 - \$710,000

**Land Size** : 535 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/alfredton/residential/house/8212304>



**Oscar Currell**  
03 53312233  
0499 070 759



HEBEL POWERPANEL WALL ON BOUNDARY  
F.R.L. 180/180/180  
SPOUT ABOVE WALL

PLEASE NOTE:  
SQUARE SET CORNICE THROUGHOUT HOUSE  
GARAGE TO HAVE 75mm COVE CORNICE

12000 x 12000 TREATED PINE  
POSTS 2000HS CVL SLABS



2000 LITRE RAINWATER TANK  
CONNECTED TO SANITARY FLUSHING SYSTEMS  
OVERFLOW TO L.P.O.D.

