



### 16 VICTORY Avenue ALFREDTON VIC

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3 BEDROOM, 2 LIVING ROOMS, DEEP BLOCK -- OVER 800SQM

Extremely well presented home in sought after Alfredton location close to primary schools, Ballarat High, golf course and shopping. Proudly offering 3 spacious bedrooms, all with built-in robes, a spacious lounge room with gas heater and split system air conditioning and a very large second living room also with gas heating. Both rooms are bathed in natural light through feature corner windows and have access to the spacious meals area and kitchen. The bathroom is well located adjacent to all bedrooms, and features shower recess, bath and vanity. Block size is app 809m2 affording ample space in the rear to develop further shedding or perhaps even another dwelling (STCA) and the single garage attached to home provides current car accommodation.

**Building Size** : 16 sqm

**Land Size** : 809 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/alfredton/residential/house/6187209>



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