






2/163a Cuthberts Road Alfredton VIC

3  **2**  **2** 

Investors take advantage of the remaining stamp duty savings available. A great opportunity to purchase this brand new, modern built 3 bedroom unit by Langdon Builders and ideally located in Alfredton. Featuring a light filled and open plan kitchen/meals/living area. Functional kitchen with stainless steel appliances, island bench and overhead cupboard storage. Glass sliding double doors open from the living zone to reveal the paved outdoor entertaining area and low maintenance, landscaped rear yard. Master bedroom with well-appointed walk in robe & ensuite, two remaining bedrooms are of a good size and include BIR'S.

Stylish main bathroom with bath and separate shower, toilet and vanity. Further features of this functional unit include gas central heating, quality fittings and finishes throughout, ample storage plus a double lock up garage, remote roller door plus direct unit access.

Price : \$ 315,000
Land Size : 250 sqm
View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/alfredton/residential/unit/6187680>



Leigh Hutchinson
03 5331 2000



Ian Moyle
03 5331 2000



163 Cuthberts Rd Project
Unit 2 Ground Floor Plan