



### 19 Bradby Avenue Mount Clear VIC

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Located in close proximity to Midvale Shopping Centre, fantastic schools & Fed Uni, this property provides opportunity to all types of buyers. Set on a large 804m<sup>2</sup> allotment offers great scope for development (STCA) with a whopping 6m width between the property & the left hand boundary. Currently leased @ \$315pwk offers financial security for both developers & investors seeking a smart investment at an approximate 5% return. For young families chasing extra space, the backyard will suffice. The home itself features an updated kitchen, evap cooling & functional living, outdoor alfresco is great a great entertaining area. A complete package with a magnitude of options to explore, it will not last long.

**Price** : \$ 357,000  
**Land Size** : 804 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/mount-clear/residential/home/6187901>



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TOTAL LIVING AREA: APPROX. 9.7 SQ



DISCLAIMER:

ALL DIMENSIONS ARE APPROXIMATE & NOT 100% TO SCALE.  
FOR FURTHER INFORMATION, PLEASE CONTACT YOUR AGENT DIRECTLY.

