



**116-118 Moss Avenue Mount Helen VIC**

3 1 1

Engineered from the ground up, this home may look like others but will surprise you with its hidden features. The underfloor works provide you with additional workshop and storage space.

In this three bedroom spacious home, there is one main living area with access to balcony, kitchen meals, bathroom, separate laundry and large single garage with mechanics pit. Gas heating and split system air-conditioning. The property is situated in the leafy and undulating Mount Helen area on one of the larger allotments in the area. Escape the noise in this private native bush environment while having close access back into the City of Ballarat or to Federation University and Buninyong areas.

**Land Size** : 3000 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/mount-helen/residential/home/6187918>

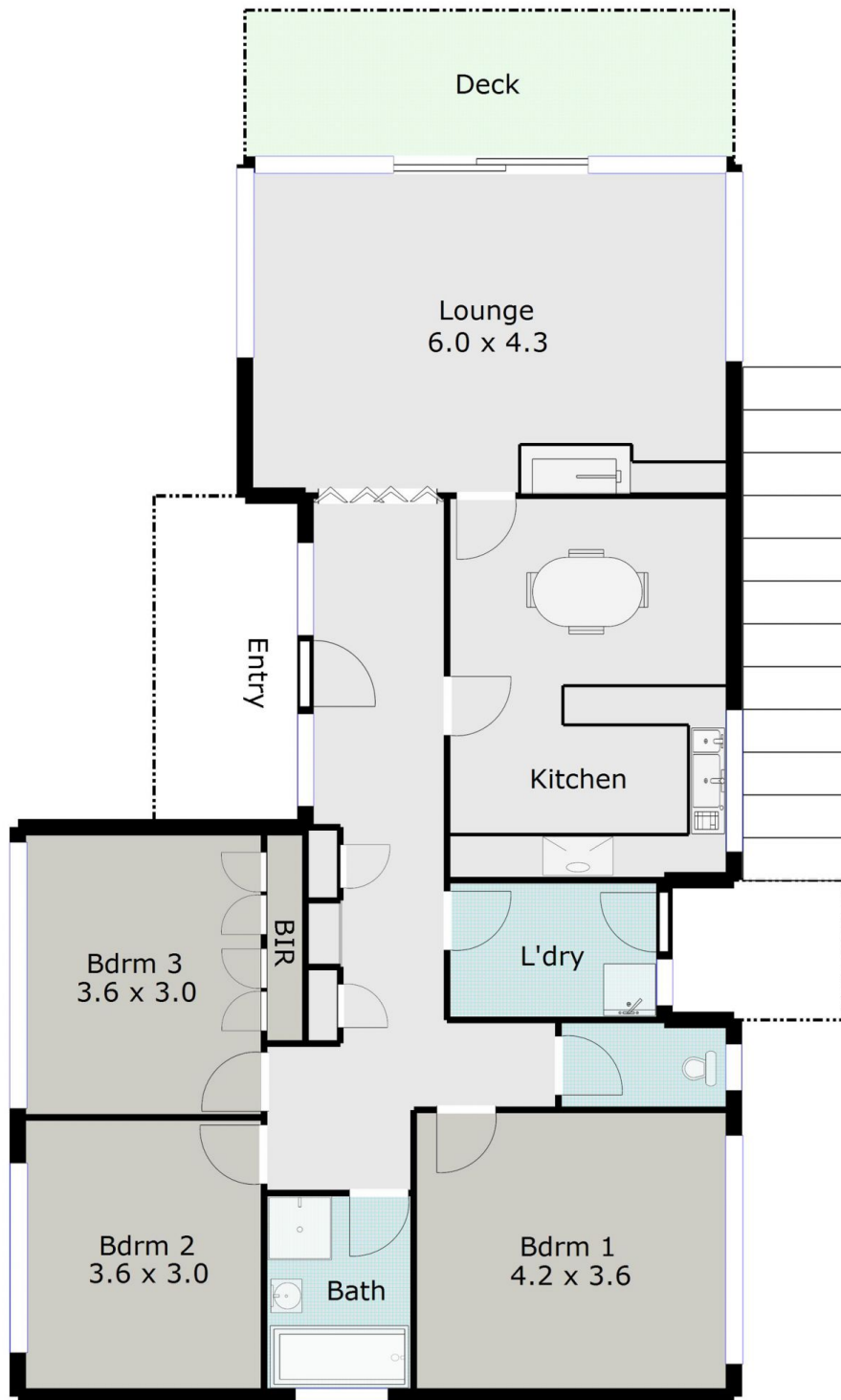


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TOTAL LIVING AREA: APPROX. 13.8 SQ



DISCLAIMER:

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

