






1 Dallas Avenue Mount Clear VIC

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This home will make the perfect entry level home for first home buyers or a great down sizer offering charm and character to play with, definitely an affordable option for savvy investors or future residency for those wishing to kick the rental market. Situated in one of Ballarat's top performing suburbs known for its native outlooks, walking tracks and close proximity to schools both public and private plus Midvale shopping centre and just a short drive to Ballarat's CBD this location is desirable. Boasting 3 good sized bedrooms with built in robes and all serviced by a family bathroom with separate bath, shower and separate toilet and laundry. A good functional floor plan with the living space flowing off the kitchen/meals and has a wood heater providing warmth in these cold winter months. Outside an undercover alfresco area, sunblinds, good sized back yard and a single carport with fully lined roof and single garage with roller door. Room for your caravan or

Price : \$ 300,000

View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/mount-clear/residential/house/6188145>



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TOTAL LIVING AREA: APPROX. 11.7 SQ



DISCLAIMER:

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

