



15 Mount Helen Avenue Mount Helen VIC

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One for the first home buyer, small family or investor looking for location and value in Mount Helen. What an amazing opportunity to purchase this solid brick veneer and tile home on large 1171m² block that is packed with potential and the location is perfect; close to Buninyong, IBM, Ballarat Federation University, childcare facilities, schools and Midvale shopping centre! Possibility of adding sheds if you need space for the toys or work (STCA). Comprising 3 bedrooms, master with built in robe and ensuite, this home is sturdily built and with some updates the perfect family home, first home or investment. As you walk in the home the comfort of the main lounge complete with combustion heater flows onto the bedrooms and kitchen/meals area plus the convenience of central heating and air conditioning. A good sized main bathroom and laundry complete the style of this functional home. Outside you will find a paved pergola area and a picturesque

Price : \$ 410,000
Land Size : 1171 sqm
View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/mount-helen/residential/home/6188524>



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TOTAL LIVING AREA: APPROX. 13.2 SQ



DISCLAIMER:

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

