






### 1 Club Crescent Invermay Park VIC

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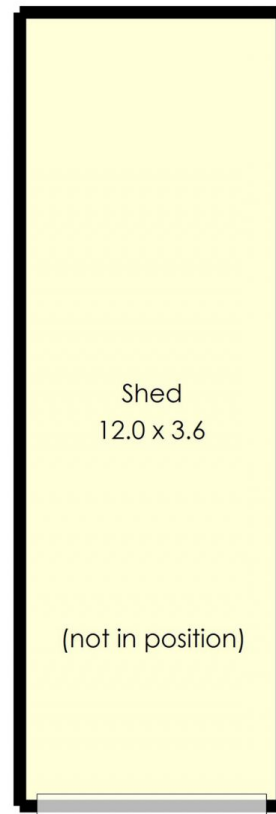
This property's location is as good as it gets! Highly regarded suburb Invermay Park, located on the North side of Ballarat just minutes to the CBD and easy access to Melbourne Freeway. Well-maintained 3 bedroom home to suit both investors or owner occupiers, an ideal option for the first home buyers. Currently let periodic @ \$300pwk. Within walking distance to Northway Shopping Centre, schools, recreation facilities and public transport. Offering terrific living space with the comfortable lounge room, well appointed kitchen with wall oven and hot plates adjoining the good sized meals area. Features built in robes to bedrooms, recently updated bathroom and a second toilet. Low maintenance sized block of approx complete with a double length powered garage. Don't delay, a property with this much to offer is sure to be snapped up quickly call Rob today.

**Price** : \$ 500,000  
**Land Size** : 659 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/invermay-park/residential/house/6695272>



**Robert Cunningham**  
5337 0040

TOTAL LIVING AREA: APPROX. 12.0 SQ



DISCLAIMER:

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

