









4 Sharpes Road Miners Rest VIC

Very sought after Miners Rest pocket and ideally situated for huge growth potential or simply enjoy a quiet country lifestyle. Only a minutes' walk to supermarket, Tavern, primary school, recreation reserve, easy access to Melbourne freeway and only a short 15 Minutes to Ballarat CBD- this is a premium location! The bones of this 3 bedroom home are fantastic and the investment opportunity is even better. Sitting on 790m2 block this neat and tidy easy-care hardiflex home with 3 sided veranda offers 3 bedrooms with built in robes, modern kitchen with stainless steel appliances, large open plan living, gas ducted heating and split system cooling. A 7 x 10m2 double garage is complete with auto doors and 3 phase power. There is also the potential for a change or development (STCA) to the land use with an option to purchase the adjoining property; perfect for those searching for dual occupancy living for family members, or can be rented on a

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Price : \$ 440,000 **Land Size** : 790 sqm

View: https://www.doepels.com.au/sale/vic/ballara

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Matthew Tunbridge 03 5331 2000

