



### 6 Sharpes Road Miners Rest VIC

3 1 2

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

**Price** : \$ 428,000  
**Land Size** : 790 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/miners-rest/residential/house/7079985>



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