



15 Cedar Avenue Alfredton VIC

4 2 3

Nestled in old Alfredton, a superb location that backs onto a primary school, is within walking distance to playgrounds and secondary schools; sits right in Ballarat High School zone, plus close proximity to sporting facilities and shopping centres.

Situated on 726m² block with lovely gardens this appealing property offers an undercover pergola area - the perfect setting to gather and enjoy family dinners or entertain, a single carport, a double garage with versatile options as suitable for large caravan/boat, a workshop for the home handyman or a great man cave retreat.

Combining a relaxed and comfortable feel, this commodious 3-bedroom home with separate bedroom/study highlights a great floorplan incorporating open plan kitchen/meals/sitting room, nook with built in desk, formal dining and lounge, ensuite to master bedroom and built in robes. Other features include polished floor boards to

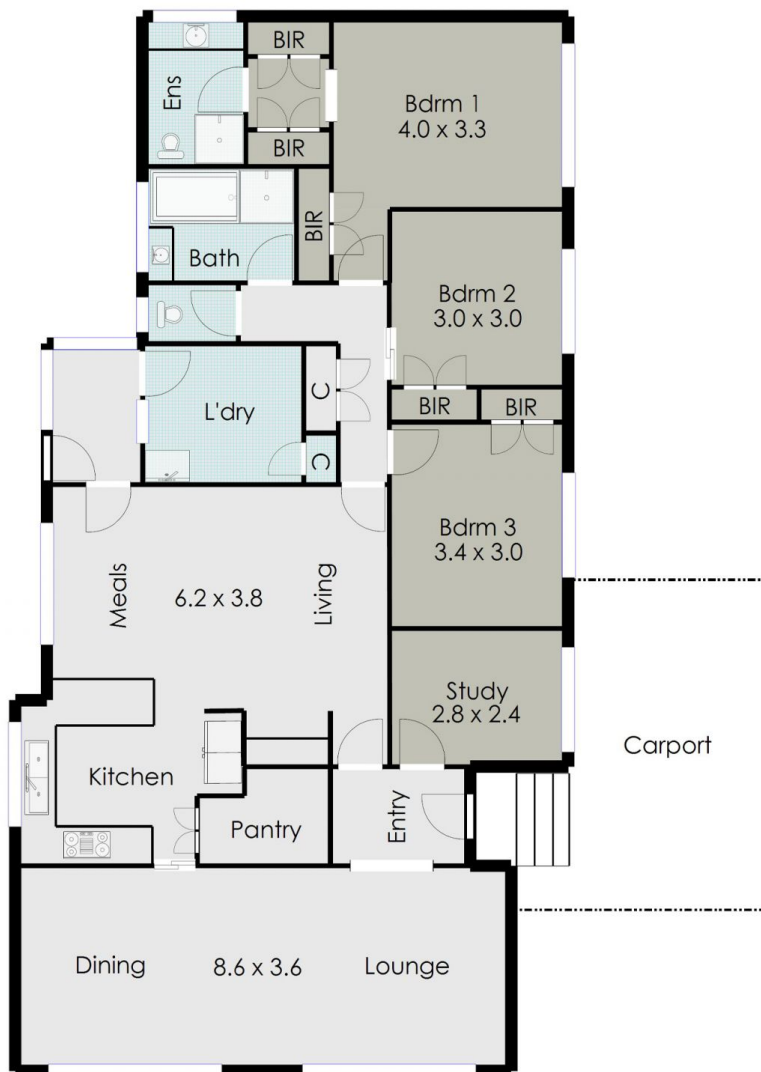
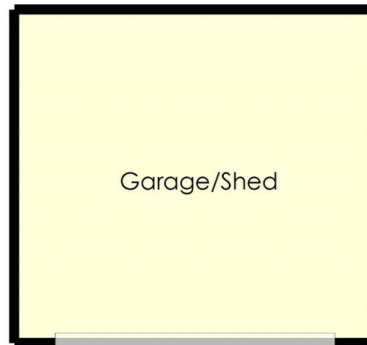
Price : \$ 580,000
Land Size : 726 sqm
View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/alfredton/residential/house/7264519>



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DISCLAIMER:

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

