



### 13 Balyarta Street Alfredton VIC

3 1 2

Enviably lifestyle in one of "Old Alfredtons" most tightly held pockets, positioned on a large allotment of 876m2 with the added convenience of walking distance to Ballarat High School and local Primary schools. The spacious light-filled living section of this family home incorporates open plan kitchen/dining, the recently updated kitchen includes stainless steel appliances; wall oven, gas cooktop, rangehood, dishwasher and plenty of cupboard space. The separate adjoining lounge showcases large windows, a lovely fireplace set with gas heating and has a split system, the three bedrooms are of good size with built in robes and are serviced by a modern family bathroom. An updated laundry and second toilet offer direct access to porch. This well maintained property offers abundant room to entertain and relax at home, is set back off the street for privacy and enjoyment and features ceiling fans to all rooms, beautiful established flowering and vegetable gardens, outdoor

**Price** : \$ 643,200  
**Land Size** : 876 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/alfredton/residential/house/7403043>



**Robert Cunningham**  
5337 0040

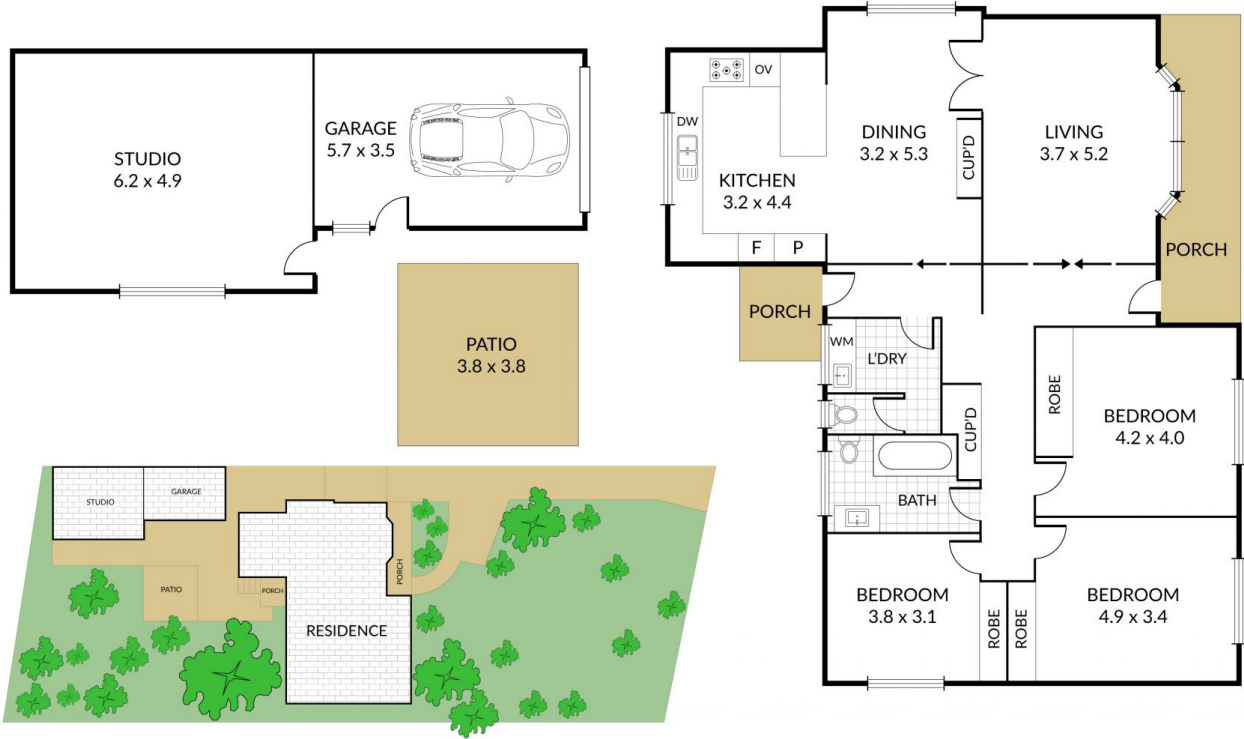


**Leigh Hutchinson**  
03 5331 2000

Internal 168m<sup>2</sup> External 707m<sup>2</sup> Land Size 875m<sup>2</sup>

3 x  1 x  1 x 

13 Balyarta Street, Alfredton   
NORTH



Doepel  
Lilley+  
Taylor

Final Edition: Dec 2018

NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.