

### 30 Kalamata Avenue Alfredton VIC

4 2 2

Situated on a low maintenance allotment of 461m<sup>2</sup>, and comprising 4 bedrooms this lovely home is ideally located in popular Alfredton and is situated within good proximity to schools, childcare, convenience stores, shopping complexes and recreational facilities. Astute investors seeking a lucrative opportunity take a look as currently let @ \$420 pwk until 24th Nov 2023, or homeowners embrace the comfortable family lifestyle that this home has to offer.

Situated to the front you will find the master bedroom complete with walk in robe, ensuite and a parents retreat or formal living room. The remaining 3 bedrooms with built in robes are of a good size and are serviced by the central bathroom. Located to the rear of the home is the light filled kitchen, meals and family hub which flows seamlessly through to the all-weather alfresco area and fully enclosed back yard; a great space to entertain or for children and

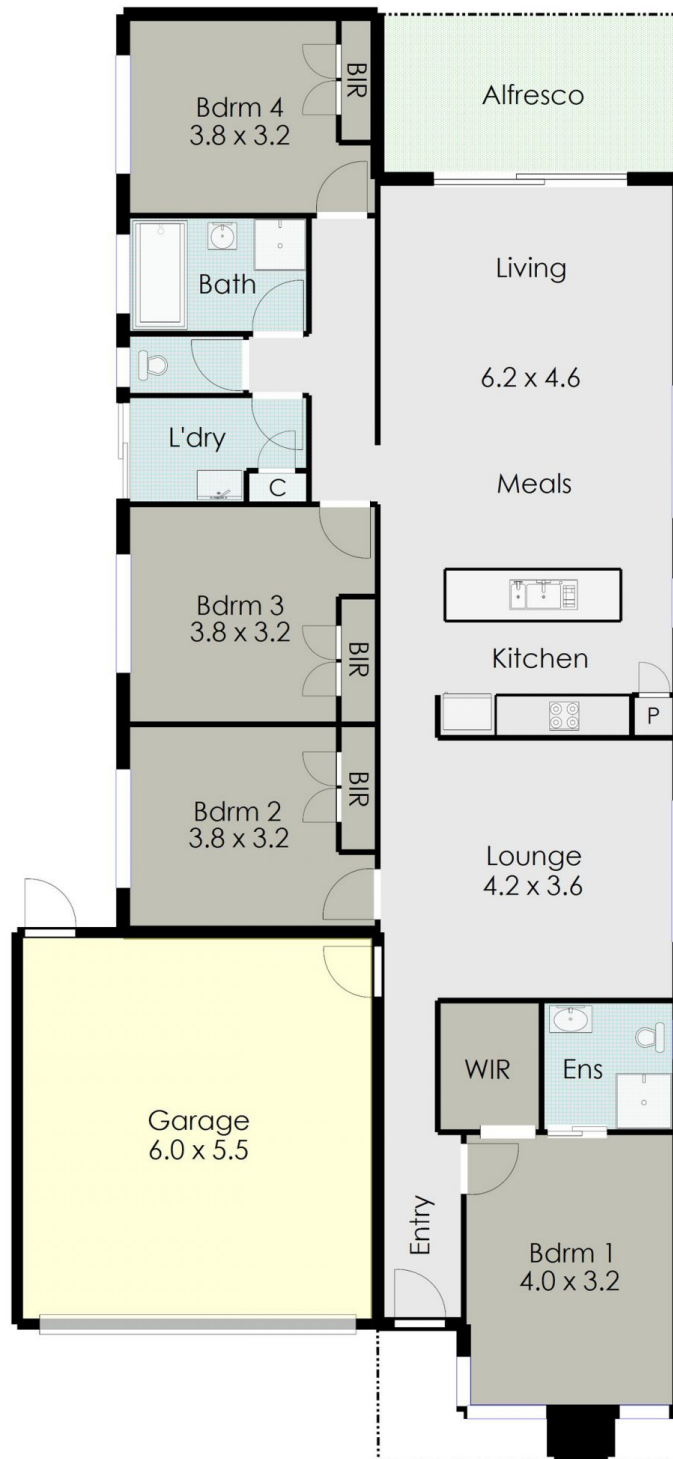
**Price** : \$ 530,000  
**Land Size** : 461 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/alfredton/residential/house/7620198>



**Robert Cunningham**  
5337 0040



**Leigh Hutchinson**  
03 5331 2000



## DISCLAIMER:

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

