

**1/15 Hermitage Avenue, Mount Clear, Vic 3350**



**Unit For Sale**

Friday, 10 May 2024

1/15 Hermitage Avenue, Mount Clear, Vic 3350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 97 m2**

**Type: Unit**



Oliver Richardson  
0408127632



Nuwan Ranasingha  
0430483307

**\$310,000 - \$325,000**

A splendid two-bedroom unit nestled in Mount Clear. This delightful property spans 97m<sup>2</sup> (approx.), offering the best opportunity for those looking to get into the market, investors, and those looking to downsize. The well-appointed living space seamlessly integrates low-maintenance living with practicality. Each bedroom includes built-in robes, ensuring ample storage space. The cleverly designed combined shower and laundry area maximises the unit's efficiency. Convenience is at your doorstep; this prime location is just a stone's throw away from local shops, schools, the university and transport. Ballarat CBD is a short drive away, placing shopping, dining, and entertainment options within easy reach. Completing the package, this unit features a dedicated carport space. Ideal for those seeking a comfortable lifestyle with everything within reach, 1/15 Hermitage Avenue promises to be a place you'd be proud to call home.\*\*\*Every precaution has been taken to establish the accuracy of the above information. However, prospective purchasers are advised to carry out their own due diligence\*\*\*