

1 Aminya Avenue, Delacombe, Vic 3356



House For Sale

Friday, 31 May 2024

1 Aminya Avenue, Delacombe, Vic 3356

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 663 m2

Type: House



Nuwan Ranasingha
0430483307



Oliver Richardson
0408127632

\$480,000 - \$510,000

Move-in ready with potential, 1 Aminya Avenue offers a fantastic opportunity to secure your place in the vibrant community of Delacombe. This charming home boasts a convenient location, just a short walk from the Delacombe Town Centre and with easy access to Ballarat's CBD. Discover a warm and inviting atmosphere. The formal lounge features a cozy wood heater, perfect for creating a wintery ambience. This well-proportioned space also offers exciting possibilities for expansion (STCA). The practicality continues with two good-sized bedrooms, both equipped with built-in wardrobes. The modern and functional kitchen overlooks the expansive backyard, ideal for entertaining friends and family or simply enjoying a relaxing afternoon under the patio. But wait, there's more! The generous backyard provides a blank canvas for those with green thumbs or a growing family. There's ample space to create your own haven, whether it's a veggie patch, a play area for the kids, or even further extensions to the home (STCA). The property also includes a handy garden shed for all your storage needs. This prime location offers excellent access to everything you need. Schools, parklands, and public transport are all within easy reach, ensuring a convenient and comfortable lifestyle. With the regional property demand remaining strong, this delightful property won't last long! ***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***