

**108 Lylia Avenue, Mount Clear, Vic 3350**



**Sold House**

Thursday, 19 October 2023

108 Lylia Avenue, Mount Clear, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 767 m2**

**Type: House**



Sean Toohey  
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**\$495,000**

Nestled on a spacious corner allotment along a serene tree lined street in Mount Clear, this property offers the perfect blend of space, modern comfort and a convenient location. • The spacious living area is flooded with natural light, thanks to a large bay window, creating a warm and inviting atmosphere. • The modern kitchen is equipped with stainless steel appliances, a double sink and an abundance of cupboards and bench space. • The kitchen seamlessly opens to the dining area, which features a bay window overlooking the front yard. • Three well sized bedrooms all come with built in robes for ample storage space, while the master bedroom includes a convenient study nook. • The updated family bathroom boasts a modern vanity, a spacious shower and a separate toilet for added convenience. • Stay comfortable year-round with a gas heater in the lounge, ducted heating throughout and a split system air conditioner. • The property features an undercover entertaining area, perfect for hosting gatherings or relaxing with family. • A remote-controlled double lock up garage provides secure parking and convenient access to the rear yard. • The property site on a generous allotment of approximately 767m<sup>2</sup>, with side access that allows for trailers, boats or a caravan. • The property is currently leased to an excellent long-term tenant on a periodic lease and is conveniently located close to Midvale shopping centre, schools, public transport, Federation University, Technology Park and is just a short 10-minute drive to the Ballarat CBD.