

**122 Mansfield Avenue, Mount Clear, Vic 3350**

**McGrath**

**House For Sale**

Thursday, 23 November 2023

122 Mansfield Avenue, Mount Clear, Vic 3350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 891 m2**

**Type: House**



Tony Zelencich  
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**\$539,000 - \$559,000**

Nestled in a picturesque setting is this wonderful home offering modern day living while remaining close to essential amenities. • The home comprises of three bedrooms, the master bedroom is roomy in size with well-appointed ensuite and built in robe. • The home offers a wonderful light filled kitchen / dining and living area, the kitchen features gas cooking appliances, stainless steel dishwasher as well as plenty of cupboards for storage. • Keep comfortable all year round with a gas central heating and split system for cooling. • The main bathroom includes freestanding bath, shower and spacious vanity. • All set on a spacious block of 891sm with landscaped gardens as well as plenty of room for the kids to play and the pets to roam in the backyard. • Entertainers will be super impressed with the sheltered undercover entertaining area. • This home will prove to be extremely popular for the first home buyer looking to secure a neat home, the starting out family or investors looking to add that stress free home to the portfolio with an estimated rental return of \$430 per week. • Conveniently located in Mount Clear, we are on the Melbourne side of Ballarat, within close proximity to top quality primary and secondary schools, shopping centre and only minutes to the Ballarat CBD. • A fantastic opportunity, one that will not disappoint! Contact Tony to today to arrange your very own inspection.