

13 Florence Court, Brown Hill, Vic 3350



Sold Townhouse

Friday, 22 September 2023

13 Florence Court, Brown Hill, Vic 3350

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 360 m2

Type: Townhouse



Tony Zelencich
0353000000

\$350,000

Located at the front of a quiet established unit complex, this large two bedroom townhouse will make an ideal property for those looking to downsize or an excellent investment opportunity. Recently refurbished throughout the residence is neat as a pin and boasts spacious open plan living bathed in an abundance of natural light. • Two huge bedrooms both with built-in robes and both with recently updated carpets. • A large open plan kitchen / dining / living area with a split system for cooling. • The recently refurbished kitchen boasts quality appliances and plenty of bench and cupboard space. • The large family bathroom is generous in proportions and boasts corner spa bath, shower and separate toilet • Further features include a recent coat of paint throughout, vinyl plank flooring and updated window furnishings • Outside the property offers a secure yard and is completed by an oversized single garage plus the added bonus of an area for a caravan / boat or trailer. • Situated in a quiet complex just a few minutes' walk from recreation reserve areas, local shops and the Brown Hill Hotel • Just a 5 minute drive sees you in the Ballarat CBD and 2 minutes to the Western Freeway for those looking to commute to Melbourne • Currently leased to an outstanding long term tenant on a periodic lease, with vacant possession available.