

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



**House For Sale**

Thursday, 23 November 2023

133 Mansfield Avenue, Mount Clear, Vic 3350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 919 m2**

**Type: House**



Tony Zelencich  
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**\$639,000 - \$659,000**

A brilliant family home nestled in a picturesque setting, offering space and privacy while remaining conveniently close to essential amenities. • The home comprises of four bedrooms, the master bedroom is roomy in size with well-appointed ensuite and walk in robe. • The home offers a wonderful light filled kitchen / dining and living area, the kitchen features electric oven and gas cooktop, 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 corner spa bath, oversized shower and spacious vanity. • The separate lounge area is positioned at the front of the home and certainly creates a cosy space to relax and unwind after a big day. • All set on a spacious block of 919sm 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 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 \$380 per week. • Car accommodation is well catered for with a double lockup car garage at the front with direct access into the home. • The star of the show is the side access available for the boat, van, or trailer. Additionally, you will find excellent additional shed, approximately 5.7m x 6m in size, complete with concrete flooring and power. • 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.