

**1A Leopold Street, Alfredton, Vic 3350**



**House For Sale**

Thursday, 25 April 2024

1A Leopold Street, Alfredton, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Shane Finch  
0408365042



Angie Finch  
0438852941

**\$569,000 - \$609,000**

This admirable home offers three bedrooms, one of which has an ensuite for the master bedroom, and a delightful open-concept dining and family area that is complemented by a modern, well-equipped kitchen. Enjoy the lovely formal lounge, which features central heating, a split system (AC), and ceiling fans for year-round comfort. The laundry includes a drying cupboard for added convenience. This home provides the best of both worlds with its private, low-maintenance backyard and close proximity to Victoria Park and Lake Wendouree. In addition, the property boasts double-glazed and tinted windows in the lounge room and master bedroom, as well as extra insulation in the walls and ceiling to stay heated/cooled in all seasons of the year. The double garage has internal access with plenty of safe off-street parking completes this beautiful package, making this property a great low-maintenance choice or a wonderful investment (currently leased to an excellent tenant). Ideally situated in a convenient location to Lake Wendouree, Ballarat High School, Victoria Park, and shopping.\*\*\*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\*\*\*