

2/11 Vale Street, Alfredton, Vic 3350

Unit For Sale

Wednesday, 13 December 2023

2/11 Vale Street, Alfredton, Vic 3350

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 81 m2

Type: Unit



Peter Ludbrook
0417573132



Giovanni Piazza
0439286318

\$220,000 - \$240,000

Positioned in a highly desirable and sought after Alfredton location this comfortable one-bedroom unit stands out from the crowd and is an affordable way to enter the property market, downsize, or add to your investment portfolio. From here you can walk to so much - Aldi and other convenience stores, Medical and Dental clinics, Ballarat High School, along with Lake Wendouree, the Botanical Gardens and Victoria Park's walking trails. The unit has been freshly updated throughout with new paint, carpet and window furnishings in a neutral colour palette, a tidy kitchen with plenty of drawers and cupboards, and gas cooking and hot water. There's a good size living room with split system for both heating and cooling and the bedroom offers a wall of built in robes. The spacious laundry and bathroom are light and bright. There is a lovely sunroom at the entry plus a single carport for your vehicle including a generous storage shed. Currently vacant and ready for occupation, with a current rental appraisal at \$250pw making it a valuable addition to your rental portfolio.

* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own inquiries to verify the information.