

**2103 Glenelg Highway, Lake Bolac, Vic 3351**



**House For Sale**

Thursday, 9 November 2023

2103 Glenelg Highway, Lake Bolac, Vic 3351

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 1000 m2**

**Type: House**



Adam Walker  
0353522303

**IBR: \$250,000 - \$260,000**

Sale by set date closing Friday 1st December at 12 noon ( Unless sold Prior). Indicative buyer range \$250,000 - \$260,000).Enjoy endless Summer days by the Lake! Escape the hustle and bustle of city living, traffic jams and smog...nothing but clean fresh air, a vibrant community and the home is nestled in the heart of Lake Bolac for added convenience..Lake Bolac is located just over an hour from Ballarat and half an hour to Ararat for all your shops, supermarkets, cafes and amenities. This is a fantastic spot and a popular tourist destination not far from the Grampians National Park. Perfect for anyone looking for a weekender as you can make use of the lake and facilities nearby.Lovingly owned for the last 40 years, this 1960's clad home would make an ideal family home or holiday destination for your family and friends to enjoy. The home offers a light and bright generous size lounge with a R/c split-system, 3 large bedrooms. Neat country style kitchen offering plenty of storage space, shower over the bath and separate toilet for convenience.Set on a huge, well fenced 1000 sq.m block, 3 bay open shed and rear lane access. A daily bus service is also available to Ballarat & Hamilton and near the Grampians. With Warrnambool & the Grampians both within 1 hours drive.Local amenities and attractions include the popular Lake for water recreation, P-12 School, Supermarket that offers fuel, takeaway shop, Kinder, Day Care Centre, Bush Nursing Centre & the Sporting Complex with golf, bowls, football, netball, tennis & swimming pool.