

**23 Cedar Avenue, Alfredton, Vic 3350**



**House For Sale**

Friday, 24 May 2024

23 Cedar Avenue, Alfredton, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 1040 m2**

**Type: House**



James Waterhouse  
0408382551



Elijah Tong  
0437900972

**\$495,000 - \$540,000**

Be first to inspect this immaculately presented property located in the sought-after old area of Alfredton. This charming residence offers a perfect blend of comfort, space, and modern updates, making it an ideal home for families or investors alike. Step inside to discover a welcoming and spacious L-shaped lounge area, perfect for relaxing or entertaining guests. The home boasts three well-appointed bedrooms, providing ample space for the entire family. The fully renovated bathroom is a true highlight, offering contemporary fixtures and a fresh, modern aesthetic. Comfort is assured in those cooler months with two wall heaters in the living area and kitchen/dining area. The property has been freshly painted throughout and features new carpet, enhancing the overall appeal and move-in readiness. Situated on a significant block of approximately 1040sqm, this property provides ample outdoor space for various activities and future potential. One of the standout features is the incredible 12mx8m (approx.) double storey garage/shed/rumpus room. This versatile space offers endless possibilities, whether you need additional storage, a workshop, or a recreational area. This home is positioned within the coveted Ballarat High School zone, making it a prime location for families seeking quality education options. The old area of Alfredton is renowned for its charm and established community, providing a welcoming and convenient lifestyle. Don't miss the opportunity to make this exceptional property your own. Call today to arrange a viewing and experience the unique features and potential of this potential plus home right away.