

# 28 Longley Street, Alfredton, Vic 3350

**BALLARAT**  
PROPERTY AGENTS

## Sold House

Wednesday, 21 February 2024

28 Longley Street, Alfredton, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 757 m2**

**Type: House**



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**\$420,000**

The perfect opportunity has presented itself to the market, providing ample potential for the buyer. Positioned on an allotment of approximately 757m<sup>2</sup>, this home offers possibilities for completing a renovation and building a large shed or renovating the front home and developing the rear property (STCA), as neighbouring properties have done. The significant benefits of this location include walking distance to Ballarat High School, primary schools, colleges, Aldi, Victoria Park, Lake Wendouree, and a short drive to Lucas Shopping Complex, CBD, and Ballarat Golf Club. Upon entrance, you are welcomed into a lovely northerly sunroom, creating a charming sitting area. The L-shaped living-dining area provides a great space for family gatherings and includes hydronic heating throughout. The kitchen features a gas freestanding stove and ample cupboard space. There are three spacious bedrooms, with a study or fourth bedroom leading off the third bedroom. To the rear of the home is an enclosed sunroom that overlooks the backyard, making it a lovely sitting area or study space. Externally, this home is finished off with plenty of storage, offering an oversized single garage and double carport with direct access into the home. An inspection would surely please the buyer with so much potential on hand.