

**30 Ollerton Avenue, Newborough, Vic 3825**

Danny Edebohl  
**PROPERTYSALES**

**House For Sale**

Wednesday, 3 January 2024

30 Ollerton Avenue, Newborough, Vic 3825

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 642 m2**

**Type: House**



Jarrod Cook  
0498999948

**\$450,000**

Nestled within the sought-after Ollerton Estate, this well-maintained brick home offers a perfect blend of charm and functionality. Boasting a unique blend of originality and modern functionality it makes it an ideal canvas to shape your dream home in a desired location. • Three spacious bedrooms, all complemented with built-in robes for ample storage with the master comprising a full ensuite. • The main bathroom features a bath, shower, and vanity, catering to the functionality of many buyer's needs. • Embrace the comfort of a front spacious L-shaped living area, perfect for entertaining or unwinding after a long day. • The neat original galley kitchen awaits with a breakfast bar, electric cooking facilities, and ample storage. An adjoining second living/sitting area enhances the practicality and flow of the space. • Double garage, outdoor undercover area & low maintenance yard on a 642m<sup>2</sup> flat allotment • Situated in the Ollerton Estate, providing a peaceful and family-friendly environment. The home offers convenient proximity to schools, recreational reserves, essential shops, and the popular rail trail and gardens—perfect for savvy buyers who value location, accessibility and a warm & welcoming atmosphere. Please call to book your private inspection