

**319 Tinworth Avenue, Mount Clear, Vic 3350**



**Sold House**

Friday, 17 May 2024

319 Tinworth Avenue, Mount Clear, Vic 3350

**Bedrooms: 5**

**Bathrooms: 2**

**Area: 673 m2**

**Type: House**



Chris McAteer

0419509194

**\$510,000**

Perfectly situated close to Federation University, Midvale Shopping Centre, public transport and bushland, as well as numerous early learning, primary and secondary schools, and is only 10 minutes into the centre of Ballarat. The two-story home is ideal for large families as it features five bedrooms, offering plenty of space for comfortable living. The upstairs master is complete with a huge walk-in robe and ensuite bathroom, and the remaining four bedrooms are a good size. Boasting new floor carpet, window furnishings and fresh paint throughout, the living areas comprise a large formal lounge room, along with the family room which adjoins the open plan kitchen, which opens out to the rear deck outside from which you can relax and admire the native birdlife. The well-equipped kitchen with offers a gas cooktop, wall oven and dishwasher, an adjoining meals area with plenty of room for family meals and entertaining, and features slate tile flooring and high cathedral ceiling to add to the character of the home. Other features include ducted gas heating, family bathroom, laundry, and plenty of storage space. Outside offers a good size yard for kids to play, with a garden shed and enough room to build a bigger shed or add a garage. Positioned on a generous 673m<sup>2</sup> allotment, being nestled amongst mature gumtrees. Call Chris for further details or to arrange you inspection.