

**38 Salisbury Avenue, Newington, Vic 3350**



**House For Sale**

Thursday, 13 June 2024

38 Salisbury Avenue, Newington, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 842 m2**

**Type: House**



Dominic Morrison  
0353312233



Mason Bourke  
0412374633

**\$645,000 - \$685,000**

Nestled in a quiet street of sought after Newington sits this attractive brick veneer home. The location is blue chip as it is close to Victoria Park, prestigious schools and Lake Wendouree. The position is also convenient to the hospital precinct, supermarkets and Ballarat CBD. The home sits on a considerable land holding of around 842m<sup>2</sup> (approx.) making it ideal for extension, development, investment or even further shedding (STCA). Inside you have a large living space, kitchen with attached meals area and second living area at the rear. There are three good sized bedrooms with bathroom that features separate shower and bath. The home is serviced by gas central heating and a split system for both heating and cooling. Outside you have a generous enclosed yard as well as lock up garage and workshop. This is a rare opportunity to purchase a solid home on a big block in an incredible location. The exclusive listing agent Dominic Morrison looks forward to seeing you at another busy Ballarat Real Estate open home.