

**5 Clovedale Avenue, Alfredton, Vic 3350**



**House For Sale**

Thursday, 14 March 2024

5 Clovedale Avenue, Alfredton, Vic 3350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



Jo Thornton

0409356478

**\$490,000 - \$520,000**

Situated in the Chase Estate, only moments to the Lucas Town Centre, this four bedroom home is positioned in a quiet street within the Ballarat High School Zone, and close to an array of quality primary schools which will leave you spoiled for choice. Less than 5kms from Lake Wendouree, Victoria Park, Ballarat Aquatic Centre, Ballarat and Clarendon College, St Patrick's College and Loreto College, and not much farther to Wendouree Train Station, Ballarat Grammar, Stockland Wendouree, Delacombe Town Centre and of course the Ballarat CBD. The modern home itself comprises master bedroom with ensuite and WIR, a further three generously sized bedrooms all with built-in robes, central main bathroom featuring separate shower and bath with vanity, together with separate toilet. The heart of the home is the open plan kitchen, living and dining zone that is generous in size and features a 600mm oven, gas cooktop, double sink, dishwasher, pantry and good storage and counter space. The home is complete with separate laundry and direct internal access from the double remote lock-up garage. For year-round comfort to cover any climate the home features ducted central heating, and ducted evaporative cooling. Externally you will find an alfresco area that flows seamlessly from the open plan living zone and overlooks the low maintenance rear yard that is fully secure. The rear yard offers a blank canvas for you to really make this space your own and either create a garden oasis, or continue to keep it low maintenance. Ideal for downsizers, first home buyers, professionals, investors, or if you are simply seeking a low maintenance lifestyle in a quiet street, just minutes to all amenities, including Lake Wendouree. This property is a must to inspect, so don't miss this incredible opportunity, contact the exclusive listing agent Jo Thornton 0409 356 478 today.