

**205 Montgomery Street, Lake Bolac, VIC, 3351**



**House For Sale**

Sunday, 3 November 2024

205 Montgomery Street, Lake Bolac, VIC, 3351

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**

## **Restore to Former Glory!**

Unlock the potential of this unique opportunity with the former circa-1914 'Teacher House,' adjacent to the original Lake Bolac school. This charming 3 bedroom period home, full of character and street appeal, awaits an enthusiastic renovator ready to restore it to its former glory after fire damage. With the right touch, this rough diamond can truly shine again and reclaim its place as a centerpiece of local heritage.

Alternatively, clear the slate and build your dream home on this expansive 4000 sq.m (1-acre) township-zoned block.

Located in the centre of town and just a short walk from the Lake Bolac hub, the property offers ample space and comes equipped with power and water access, setting the foundation for an inspired new build in a picturesque location. Please note: no functioning bathroom is currently in place. Whether you choose to renovate or start anew, this property offers an exciting opportunity in a prime setting.

A daily bus service is also available to Ballarat & Hamilton and near the Grampians. With Warrnambool & the Grampians both within 1 hours drive.

Local amenities and attractions include the popular Lake for water recreation, P-12 School, Supermarket that offers fuel, takeaway shop, Kinder, Day Care Centre, Bush Nursing Centre & the Sporting Complex with golf, bowls, football, netball, tennis & swimming pool.