

**30 Lawrence Street, Alfredton, Vic 3350**



**House For Sale**

Wednesday, 19 June 2024

30 Lawrence Street, Alfredton, Vic 3350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 260 m2**

**Type: House**



Angie Finch  
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Shane Finch  
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**\$449,000 - \$490,000**

Within walking distance to Ballarat High School, Lake Wendouree, Victoria Park and major shopping, this amazing low-maintenance home offers it all. The house incorporates a spacious layout with three bedrooms, including a sizable master bedroom with a large ensuite. Additionally, there is a generously sized main bathroom complete with a bathtub. Step through to the north-facing living area with a fantastic modern kitchen complete with stone benchtops, a large oven and dishwasher, and separate laundry. The entire home enjoys year-round comfort from the central heating and two additional split systems for heating and cooling. Enjoy the convenience of off-street parking with a garage featuring remote access and direct entry to your home, complemented by a low-maintenance courtyard. For the savvy investor an estimated rental return of \$410 per week, those wanting that exclusive school zoning or just a fantastic easy care home in an enviable location, this is a must-see! \*\*\*Every precaution has been taken to establish the accuracy of the above information. However, prospective purchasers are advised to carry out their own due diligence\*\*\*