



### 47 Cuzens Road Alfredton VIC

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Situated in the ever-popular Alfredton precinct is this rare opportunity to gain location, value and sought after full height side access for anyone with a boat, caravan or work trailer, all on a 542m<sup>2</sup> approx. allotment. The home comprises of three bedrooms, the master with walk in and en-suite at the front of the home with a central hallway leading to the open plan, meals, kitchen and living area. The North facing living zone is bathed in light and offers direct access to the stunning outdoor area with a large Apollo patio, with zip track blinds to separate the large manicured side yard and epoxy finished concrete. The home has central ducted heating and some updates throughout, this home has not been a rental and is perfect for a down sizer or first home buyer. Call Blaise Newnham today 0423 175 643 to discuss further.

**Price** : \$ 535,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/alfredton/residential/house/7342951>



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