

### 38 Lugano Avenue Alfredton VIC

4 2 2

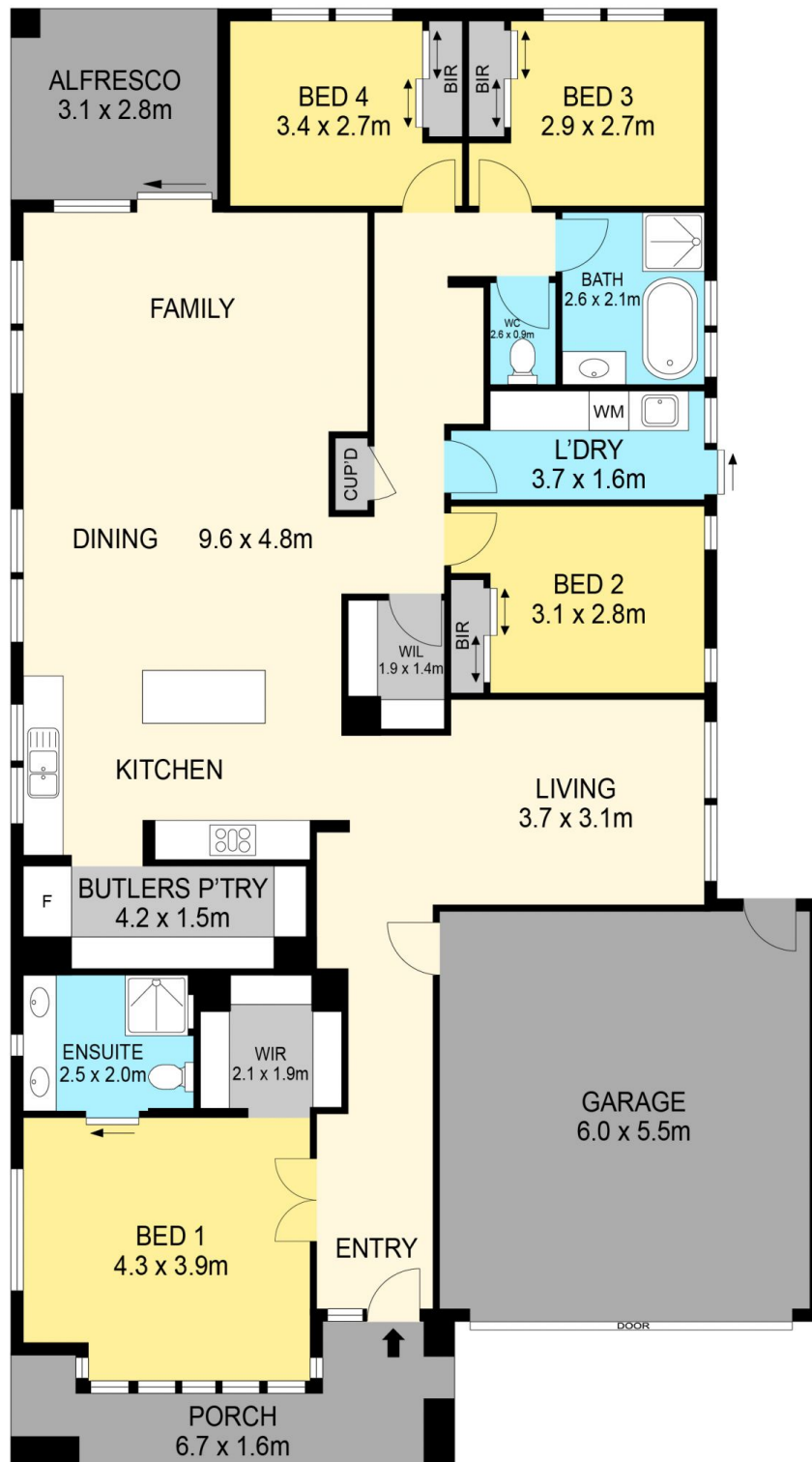
Situated in popular Alfredton close to shops, and in the Ballarat High School zone all on a 508m2 allotment approx. This 3 Bed bedroom home is well designed with the entertainer in mind and those with a big family, the property offers more than standard inclusion with exposed aggregate concrete, rear entertainment area and fire pit and spa. For those wishing to utilise space, the popular second living will be perfect. This home has heating and cooling and features a full walk-in pantry to satisfy even the fussiest of buyers. Call to inspect today Blaise Newnham 0423 175 643

TH1907

**Price** : \$ 635,000  
**Land Size** : 508 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/alfredton/residential/house/7625542>



**Blaise Newnham**  
03 53312233  
0423175643



#### DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.

**Ballarat**  
Real Estate

