

### 49 Vale Street Alfredton VIC

3 1 2

This home is positioned in one of Ballarat's most sought after areas and is on a generous 519m<sup>2</sup> (approx) allotment. The position is highly popular due to its close proximity to Lake Wendouree, shops, public transport, some of the most prestigious schools in Ballarat and only minutes to Ballarat CBD. Inside the home you will come to find a spacious updated kitchen, dining area with lots of cupboard space which flows through to the large living family room with new carpet throughout. The three bedrooms are all of great size featuring built in robes, while the home also offers a bathroom with separate shower and bath and a stand alone laundry with direct access to the backyard. Outside you will be greeted to a large front yard with fencing for privacy and easy access into the undercover carport. The backyard is also of great size with lots of room to move full ...

**Price** : \$ 395,000  
**Land Size** : 519 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/alfredton/residential/house/7862991>



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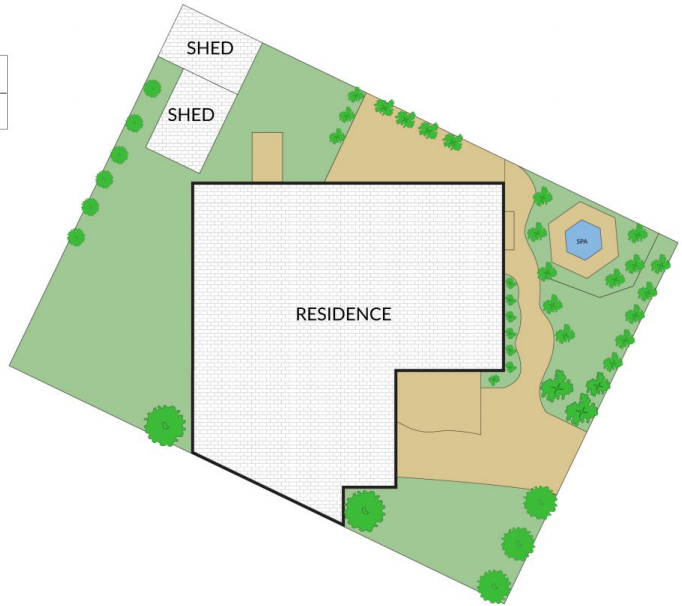
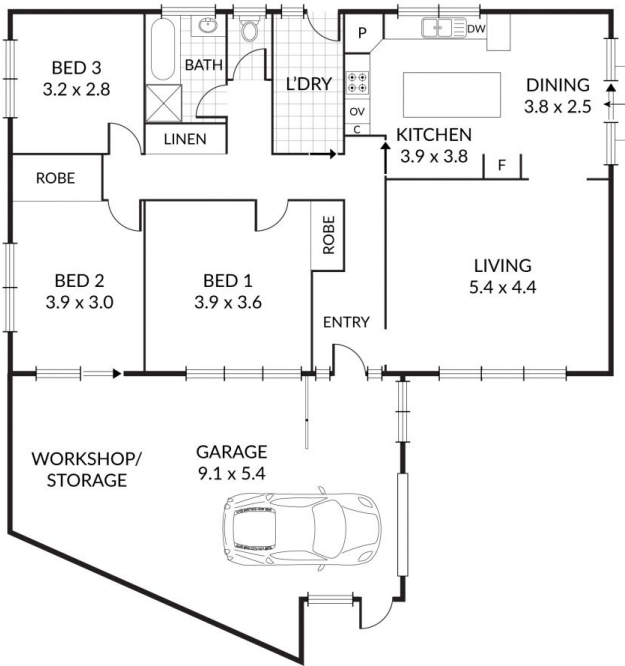
**David Morrison**  
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Internal 170m<sup>2</sup> External 349m<sup>2</sup> Total 519m<sup>2</sup>

49 Vale Street, Alfredton



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NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.