



### 13 Cedar Avenue Alfredton VIC

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Positioned in a quiet street in desirable Old Alfredton within walking distance to St Thomas More Primary School, Alfredton Primary School, Ballarat Golf Club and in the Ballarat High School zone. This is very a tightly held area due to the terrific location being both quiet and convenient. The house is a solid and well-maintained brick veneer home. The house consists of three bedrooms with the master featuring ensuite and walk in robe. The other bedrooms have built in storage. There is an open plan kitchen, meals and living at the rear which overlooks the backyard while at the front there is a large second lounge and dining room. The exposed brick wood fire and wall cabinet exude warmth and quality and welcome you to the home fittingly. Other features inside include main bathroom with separate shower and bath, split system, slab heating, large laundry and c ...

**Price** : \$495,000 - \$530,000

**Land Size** : 726 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/alfredton/residential/house/7898634>



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Floor plan proportions are approximate. This plan is for illustrative purposes only.