



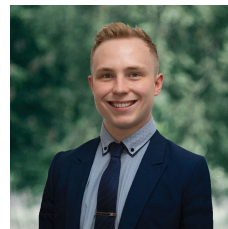
## 10 Swamp Gum Place Alfredton VIC

4 2 2

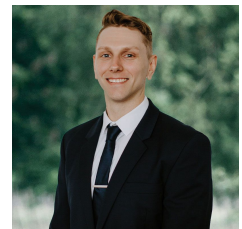
Nestled in the desirable Alfredton locale, this modern double-storey townhouse, conveniently situated near Coltman Plaza, beckons with its proximity to essential amenities, parklands, and multiple primary schools. Positioned within the coveted Ballarat High School catchment zone, this property presents an exceptional opportunity to establish roots in a welcoming community. Upon arrival, the home captivates with its contemporary brick veneer facade framed by lush, well-maintained gardens. Step inside to discover a seamless blend of modernity and comfort. The ground floor unveils a master suite boasting a built-in robe and a private ensuite equipped with a shower, vanity, and toilet, complemented by a convenient separate powder room nearby for guests. The heart of the home unfolds into an open-plan living area seamlessly integrating the kitchen, equipped with ...

**Price** : \$420,000 - \$460,000

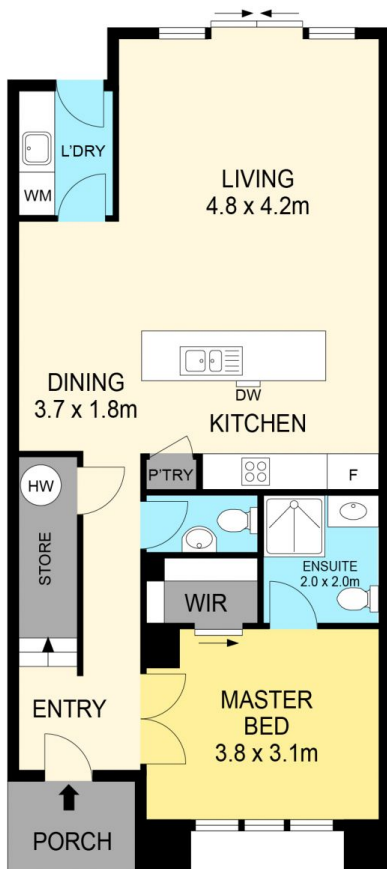
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/alfredton/residential/townhouse/7967740>



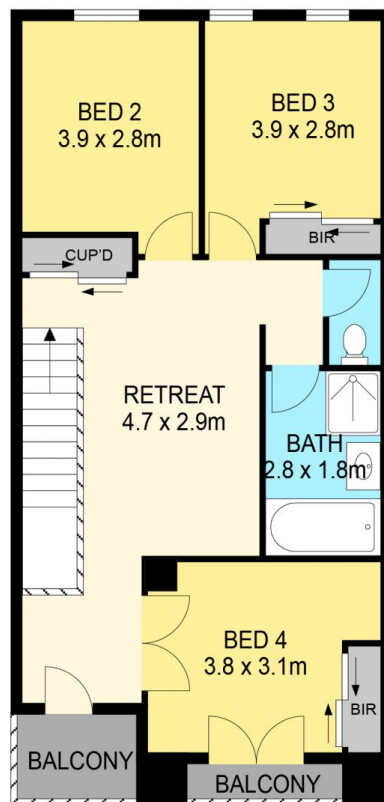
**Lachlan Sylvia**  
03 53312233  
0458 068 234



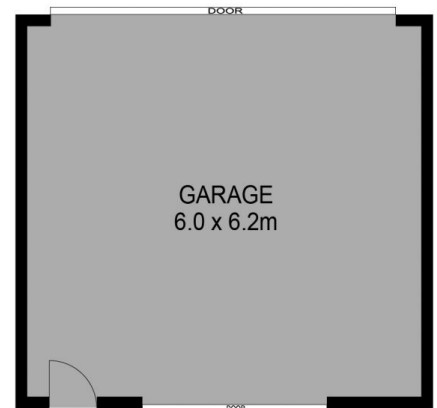
**Chris Just**  
5331 2233  
0438 235 293



GROUND FLOOR



FIRST FLOOR



(NOT IN POSITION)

#### 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

