

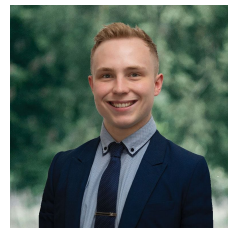


### 36 Victory Avenue Alfredton VIC

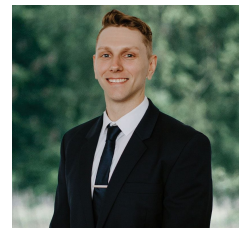
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Nestled within the Alfredton community, this family home graces an expansive 778m<sup>2</sup> (approx) plot of land, offering ample space and comfort for its residents. Positioned within the sought-after Ballarat High School & Alfredton Primary Zone, and with nearby Victoria Park, Lake Wendouree, and all the amenities the Coltman Plaza has to offer, this location provides an ideal setting for a growing family. The home welcomes visitors with a timeless brick veneer facade, surrounded by a variety of flourishing flora and lush lawns, offering a glimpse of the serenity that awaits inside. Comprising three spacious bedrooms, each adorned with built-in robes, the home shares a well-appointed family bathroom featuring a shower, vanity bath, and separate toilet. Multiple living areas seamlessly flow into the kitchen and dining space, creating an inviting atmosphere for gather ...

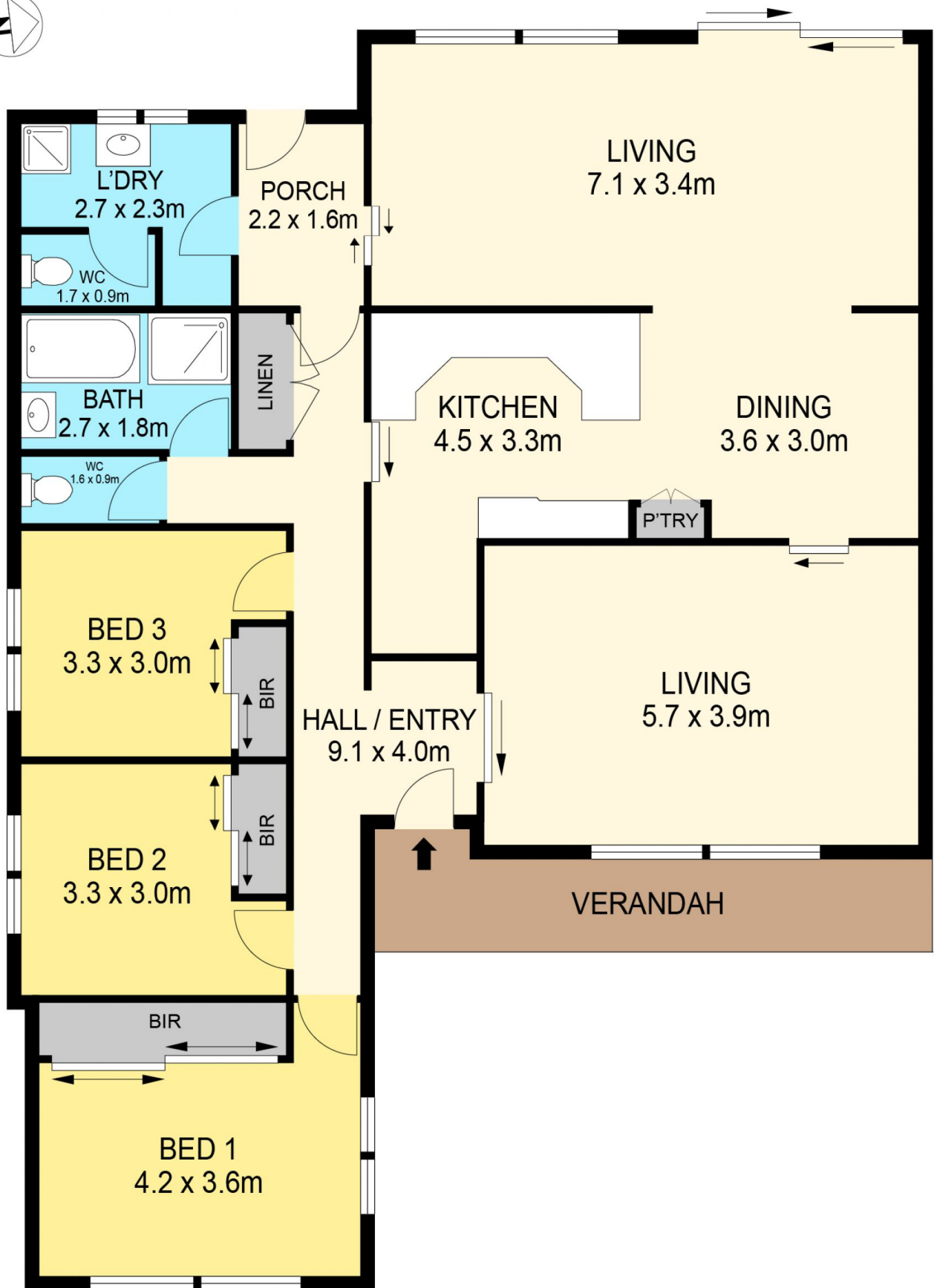
**Price** : \$470,000 - \$490,000  
**Land Size** : 778 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/alfredton/residential/house/7982714>



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