



216 Boak Avenue Mount Helen VIC

4 1 3

Set on an expansive approx. 931m² corner allotment with dual access, this well-positioned home presents a fantastic opportunity for families, investors or those seeking space in a tightly held, ultra-quiet pocket of Mount Helen.

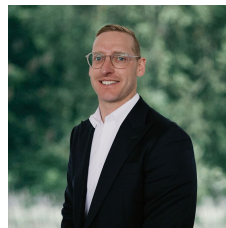
The residence offers four generous bedrooms, one central bathroom, and dual living zones, providing flexibility for growing families or those working from home. Comfort is assured year-round with reverse cycle air conditioning in the main living area, complemented by a wood fire for cosy winter evenings.

Vehicle accommodation is well catered for with a single lock-up garage plus a two-car carport, while the large corner block opens up future potential (STCA).

Price : \$ 590,000

Land Size : 931 sqm

View : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/mount-helen/residential/house/8591825>



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Internal 182m² External 749m² Total 931m²

216 Boak Avenue, Mount Helen



NORTH

4 x 1 x 2 x



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