



### 15 Caligari Way Alfredton VIC

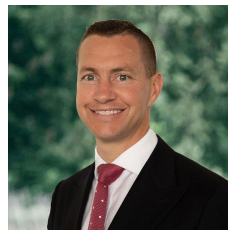
4 2 2

Located in the heart of Alfredton and a short walk to an abundance of Primary Schools, Ballarat High school & Loreto College, sporting facilities, shops & cafe's is this large family home. The home consists of four good sized bedrooms, master with ensuite and WIR, the remaining three bedrooms all with BIR's and serviced by the main bathroom. There are two separate living zones including a front formal lounge and an open-plan living/dining area at the rear of the home. The kitchen has a walk-in pantry and a large island bench with 900m appliances. Other features include a double lock up garage, high ceilings, gas central heating and evaporative cooling along with a low maintenance yard and undercover alfresco.

**Price** : \$ 605,000

**Land Size** : 501 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/alfredton/residential/house/7485767>

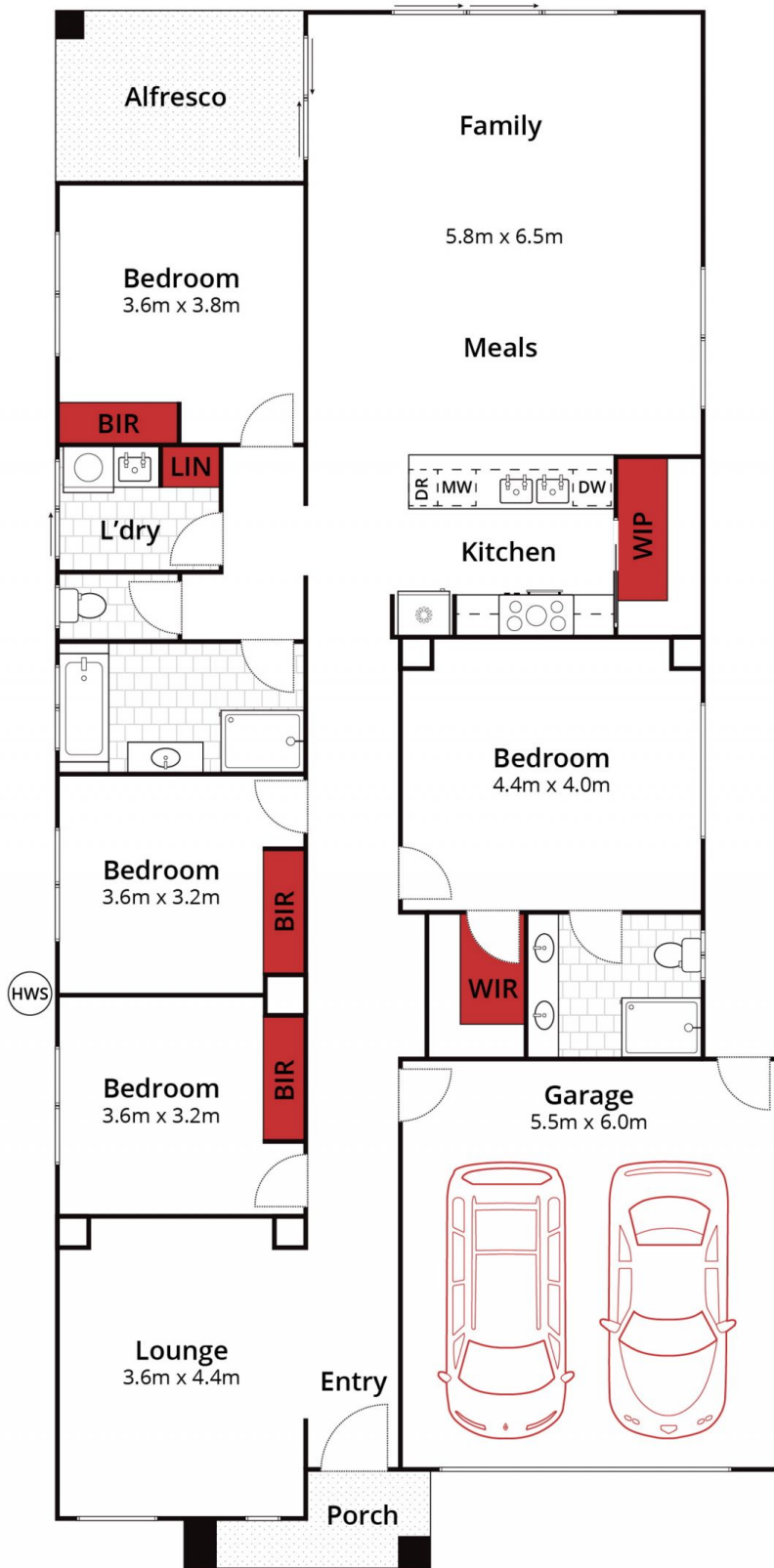


**Damian Larkin**  
03 53312233  
0417 088 755



**Mitchell Couch**  
03 53312233  
0423543023

SD1603



Approx House Area 205m<sup>2</sup>  
 Approx Land Area 500m<sup>2</sup>



Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**15 Caligari Way, Alfredton**

Ballarat  
 Real Estate

