



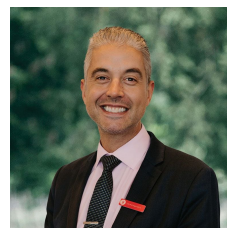
**44 Clovedale Avenue Alfredton VIC**

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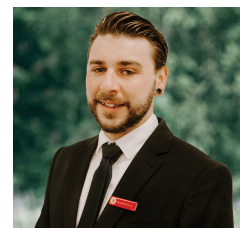
The home is positioned within a short stroll to a new childcare centre, adventure playground and Lucas town center shopping precinct. The location is in a quiet street with limited through traffic which is also desirable. The master bedroom has ensuite and walk in robe while the other bedrooms have built in robes. The main bathroom has separate shower and bath while there is also a full laundry with ample cupboard space and access to outside. The large meals and living area is open plan with generous kitchen and walk-in pantry and light filled living space which flows out to a good sized yard with patio area for outdoor entertaining. The house is serviced by zoned gas central heating for the cold Ballarat winters. The double remote garage has direct access inside for convenience. Homes of this standard rarely become available, Jay Kalogerakis looks forward t ...

**Price** : \$ 427,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/alfredton/residential/house/7784597>



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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2023 for Ballarat Real Estate.