



## 22 Sligo Street Alfredton VIC

4 2 2

Nestled in the heart of Ballymanus Estate lies this impeccably refurbished modern residence on a comfortable 448m<sup>2</sup> (approx) plot. Ideally located within the coveted Ballarat High School and Alfredton Primary School zones, this home is perfect for families. You'll enjoy the convenience of nearby Lucas Town Centre and Delacombe Town Centre, as well as scenic parklands right at your doorstep. From the moment you arrive, the home's modern brick veneer design, with rendered accents and a double lock-up garage, sets a welcoming tone. The low-maintenance front yard is just a preview of the easy living this property offers. Inside, the home features four spacious bedrooms. The master suite, situated at the front, includes a walk-in robe and a stylish ensuite with a shower, vanity, and toilet. The remaining three bedrooms, each with built-in robes, share a well-appro ...

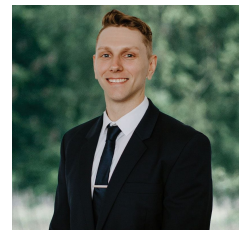
**Price** : \$500,000 - \$540,000

**Land Size** : 448 sqm

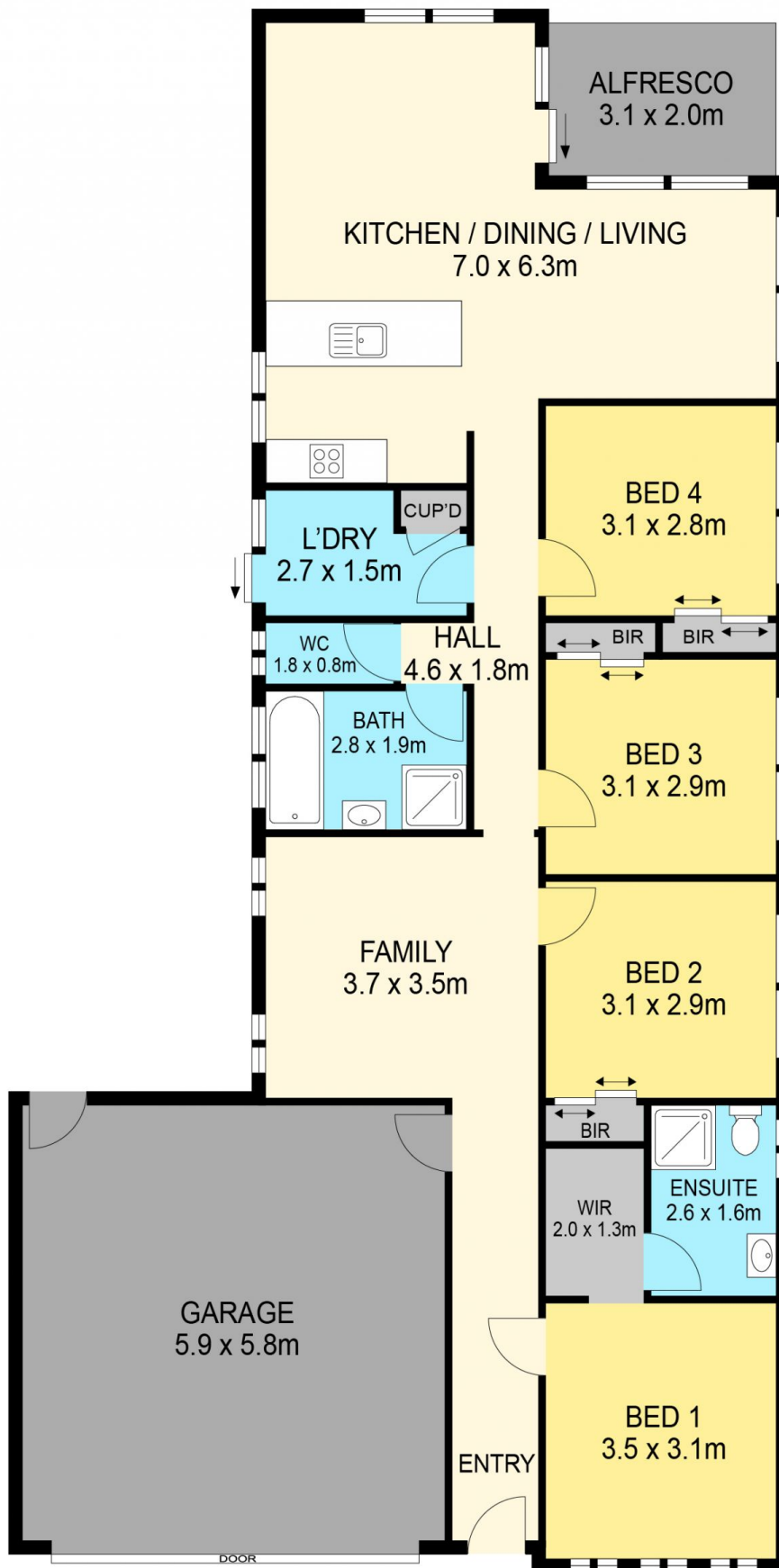
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/alfredton/residential/house/8030328>



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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 INQUIRIES.

**Ballarat**  
Real Estate

