



## 26 Adrianus Street Alfredton VIC

4 2 2

Positioned in one of Ballarat's most sought after areas if this quality new four bedroom home on 480m<sup>2</sup> (approx.). This location is heavily sought after due to its close proximity to schools, shops, parks, public transport and only minutes from Ballarat CBD. The four bedrooms are all spacious and of great size with three of the rooms having floor to ceiling built in robes while the large master bedroom features walk in robe and ensuite. The open plan kitchen with 900mm appliances, meals and living area is beautifully designed with lots of room to move, offering ample cupboard space and is light filled throughout. There is a further separate living/theatre room which could also make great space for a kids retreat/rumpus area. The bathroom is smartly positioned between the bedrooms and offers separate shower and bath with floor to ceiling tiles, and a third gu ...

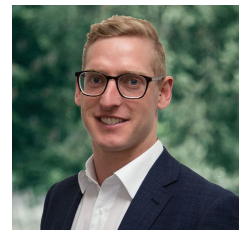
**Price** : \$635,000 - \$670,000

**Land Size** : 480 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/alfredton/residential/house/8068366>



**Adam Vranesic**  
03 53312233  
0432 788 733



**Mitchell Couch**  
03 53312233  
0423543023

Internal 248m<sup>2</sup> External 232m<sup>2</sup> Land Size 480m<sup>2</sup>

# 26 Adrianus Street, Alfredton



4 x 2 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.