



### 13 Merino Drive Alfredton VIC

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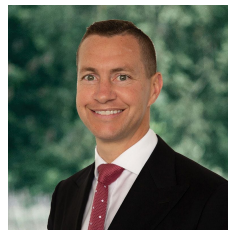
Welcome to your dream family home! This stunning four-bedroom property offers a perfect blend of comfort, space, and convenience. The master bedroom boasts a walk-in robe and ensuite, creating a peaceful retreat, while the remaining three bedrooms are well-serviced by the main bathroom. With a dedicated study at the front of the home, working from home has never been easier.

Stay cozy all year round with gas central heating and a charming wood fire heater in the family room. There are another further two living rooms creating space for the whole family. The kitchen and meals area offer the perfect setting for family gatherings, leading seamlessly to a spacious undercover alfresco-ideal for entertaining in any weather.

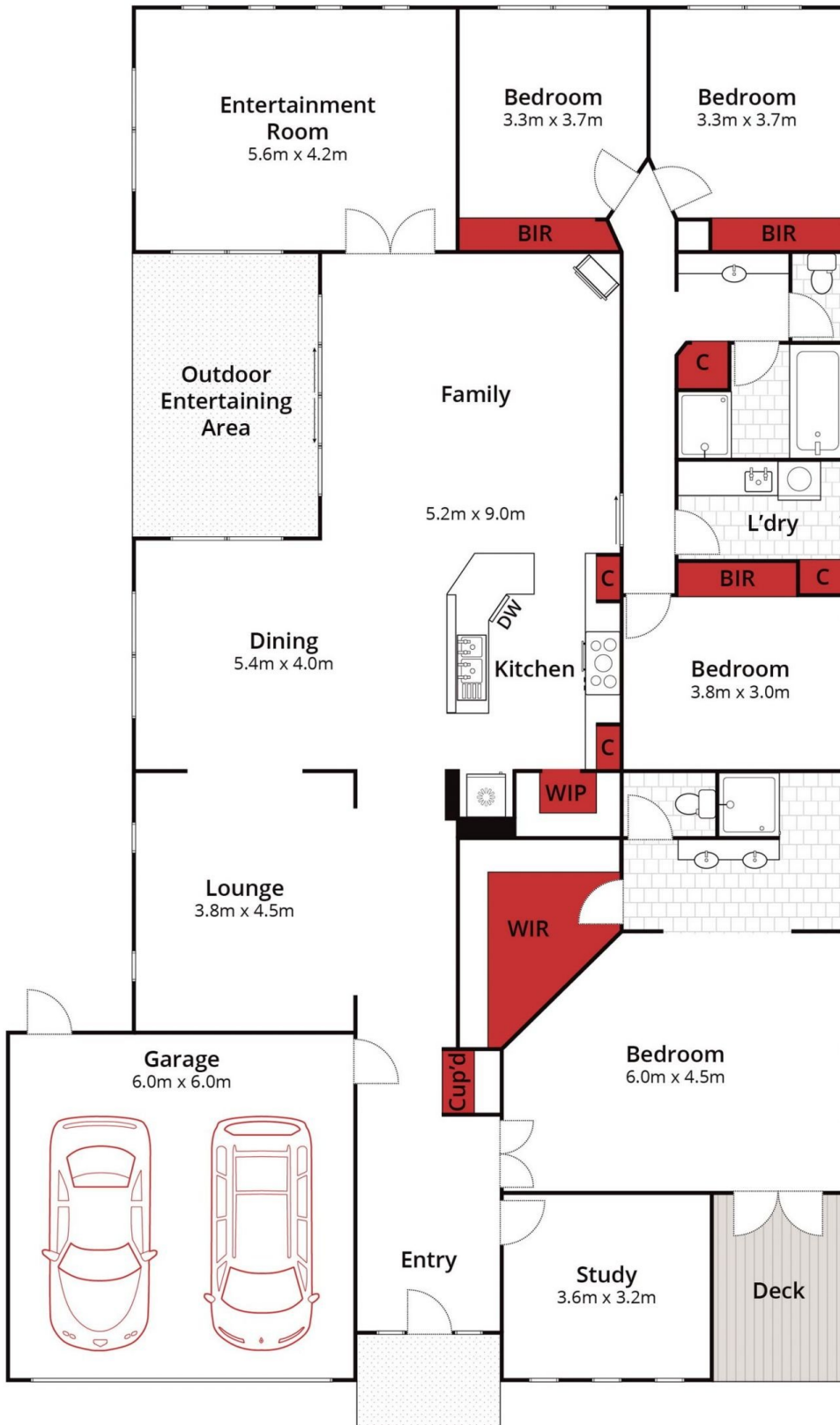
**Price** : \$595,000 - \$630,000

**Land Size** : 804 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/alfredton/residential/house/8146545>



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Approx House Area 286m<sup>2</sup>

Approx Land Area 794m<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.

**13 Merino Drive, Alfredton**

Ballarat  
Real Estate

