



### 26 Amana Drive ALFREDTON VIC

3 2 2

This delightful, near new townhouse in a very popular location in Alfredton offers secure, low maintenance, easy living. Downstairs consists of formal living at the front of the home along with the lovely light and modern kitchen / meals / family area that flows through to private outdoor entertaining and compact yard. Conveniently situated laundry and toilet also on the ground level. Wander upstairs to find the main bedroom with en-suite, WIR and a charming view over the park and waterways. Second and third bedrooms both have BIR's and have easy access to the main bathroom and separate toilet. There is also a well placed study area. Central heating throughout, evaporative cooling upstairs, modern appliances and remote access to the double garage make this property even more appealing to both the owner occupier or investor. Currently tenanted with a periodic lease at \$325pw. A must see property!!

**Land Size** : 175 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/alfredton/residential/house/6187286>



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