



Total Living Area: Approx. 14.5sq



16 Avenwood Close CANADIAN VIC

3 2 2

High on quality, this spacious three bedroom townhouse will suit investors or young couple starting out or perfect low maintenance home in retirement. There are ceramic tiles in the traffic areas and carpet in the lounge and bedrooms. Open plan kitchen with double bowl sink, under bench oven and gas cook top and dishwasher. Spacious open plan living area, there is ample room both inside and out. With en suite to the main room, double vanity in the bathroom and good sized rooms with built in robes throughout. Split system in the lounge plus gas central heating. There is a double garage, auto door and direct access inside. The outside entertaining area meets everyone's needs. Being in a great location with access to the city, 4 kms and access to the Melbourne freeway or Fed Uni. With excellent tenants at \$325 per week, 5.3% return, this property is sure to impress.

View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/canadian/residential/house/6187355>



Robert Cunningham
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Total Living Area: Approx. 14.9sq

