



### 15 Mount Helen Avenue Mount Helen VIC

3 2 1

Positioned at the front of a 1170sqm (approx.) block sits this three bedroom brick veneer home perfect for the renovator, investor or those that are after something a bit different than the standard suburban house block. The home is comforting with a slow combustion wood fire situated in the lounge room making this a wonderful space to sit and take in the flora and fauna through the expansive windows, there is also gas central heating for added warmth. There are three bedrooms, an ensuite to the master and built-in robes to all. The lounge continues through to the kitchen and meals area where a large glass door connects the paved outdoor patio to the home, perfect for entertaining. The main bathroom is generous with a separate bath and shower and separate WC. Other features include a stone bench come breakfast bar in the kitchen, 8ft ceilings, a single carport and stone retaining walls in the rear yard. The property is currently tenanted on

**Land Size** : 1170 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/mount-helen/residential/home/6187549>



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Total Living Area: Approx. 13.5sq

