



### 16 Hocking Avenue Mount Clear VIC

3 2 2

With a North-East orientation to the block you will enjoy the morning sunshine and the views across the park. A corner site with side access will allow for a shed or caravan access catering for various needs. Consisting of 3 bedrooms, master with ensuite & WIR, built in robes to the remaining 2 bedrooms, large living and dining areas and plenty of storage throughout. Additional features include split system, external shutter blinds, gas wall furnace, garden shed, and low maintenance yard. A fantastic location with added benefits of the adjoining park, walking tracks, Midvale Shopping Centre and Fed Uni up the road. You'll be kicking yourself if you miss out on this opportunity.

**Land Size** : 651 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/mount-clear/residential/home/6187586>



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TOTAL LIVING AREA: APPROX. 14.1SQ



DISCLAIMER:

ALL DIMENSIONS ARE APPROXIMATE & NOT 100% TO SCALE.  
FOR FURTHER INFORMATION, PLEASE CONTACT YOUR AGENT DIRECTLY.

