



36 Cuzens Road Alfredton VIC

4 2 2

Right in the heart of Ballarat's thriving West expansion area, seconds from the Lucas Town Centre with supermarkets, shops, and a short drive to Ballarat High School lies 36 Cuzens Rd. Owner occupiers needing that large home on a generous block with plenty of room for a shed or caravan, then an inspection is a must, otherwise tenanted currently on a periodic lease at \$370, it represents a great return for investors too. With 4 bedrooms, the master with WIR and ensuite, 2 living spaces, gas central heating, split system, undercover concreted alfresco area at rear, the home is ready and waiting for its new owner. Organise your inspection today!

Land Size : 741 sqm

View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/alfredton/residential/house/6187612>

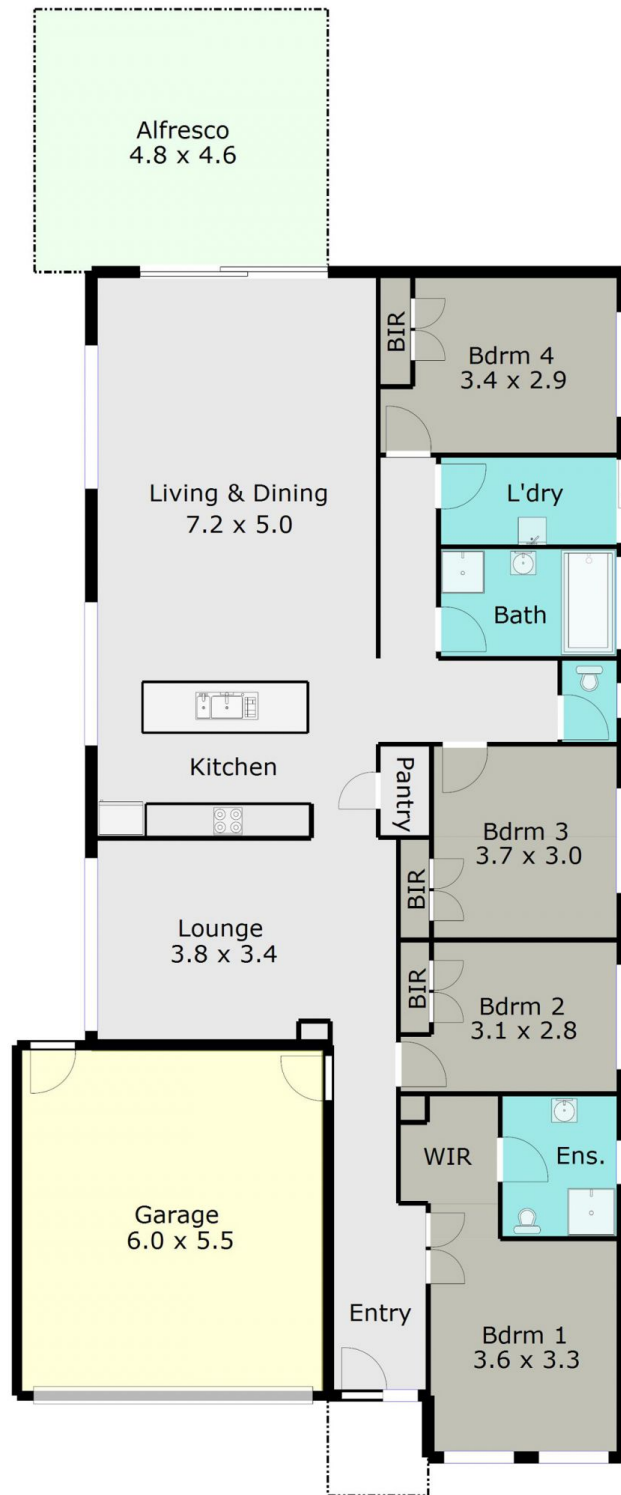


Tony Lockyer
03 5331 2000



Robert Cunningham
5337 0040

TOTAL LIVING AREA: APPROX. 17.7 SQ



DISCLAIMER:

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

