



#### 48 Arrandale Avenue Alfredton VIC

4 2 2

Located on the quiet Arrandale Avenue is this fantastic and well maintained 4 bedroom home. Possessing character some newer homes lack this property is sure to be snapped up quickly, on a spacious 750m2 allotment, with rear access through the garage to a second garage 10 x 6 out the back, something at the top of many buyer's lists. Easily updated yet perfect to live in as is. With 2 living spaces, the generous living space at the front of the home being the highlight, a master bedroom with ensuite and WIR, and the high 9ft ceilings throughout the home give a great feel. With both central heating and evaporative cooling and a large alfresco area at the rear in the north facing yard, this home is certainly not going to last long.

**Land Size** : 750 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/alfredton/residential/house/6187659>



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TOTAL LIVING AREA: APPROX. 15.6 SQ



DISCLAIMER:

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

