






### 16 Boak Avenue Mount Helen VIC

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Situated in popular Mount Helen, close to FED Uni, primary and secondary schools plus early learning centres, local cafés and short distance to all the amenities in the adjoining township of Buninyong and adjoining suburb of Mount Clear have to offer including supermarkets, bakery, chemists, cafes, playgrounds and many more.

Buyers will quickly act upon the realisation of value and potential on offer here; a fantastic opportunity for the home renovator to undertake a significant reno and developers a genuine chance for your next project. This land comprises a large parcel of 2,502m<sup>2</sup> and offers the scope for prosperity and potential for capital growth with a multi-lot subdivision (STCA). The present dwelling previously a preschool consist of two open plan play areas, kitchen, laundry, office, disabled toilets and a bathroom. The building measures 144m<sup>2</sup> and outside a metal deck,

**Price** : \$620,000

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/mount-helen/residential/house/8002054>



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