



### 17 Harold Court Alfredton VIC

4 2 4

Nestled in a prime Old Alfredton location just minutes away from Ballarat's CBD, this remarkable and extremely well maintained residence radiates warmth and offers the perfect balance of convenience and practicality. A location sought after for its proximity to some of Ballarat's best schools and childcare, parks and sporting complexes, local shops, and the Coltman Plaza Lucas Shopping Centre catering for daily amenities including medical needs. A convenient short drive to Stockland shopping centre plus Wendouree train station and western freeway for commuters.

Step inside to discover fresh light filled rooms within a vast open-plan layout to the heart of the home incorporating kitchen, meals and living area that seamlessly connects to

[For full version visit the website](https://www.doepels.com.au)

**Type** : House  
**Price** : \$ 725,000  
**Land Size** : 841 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/alfredton/residential/house/8136291>



**Leigh Hutchinson**  
03 5331 2000



**Robert Cunningham**  
03 5337 0040

Internal 263m<sup>2</sup> External 578m<sup>2</sup> Total 841m<sup>2</sup>

17 Harold Court, Alfredton



4 x 2 x 4 x



**Doepel  
Lilley +  
Taylor**

Real Estate. Est. 1888

NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.