



22 Davy Street, AVOCA, VIC 3467

Opportunity Awaits in Prime Avoca Location

Ideally located in the heart of Avoca and directly opposite the town's swimming pool, this delightful timber home presents a fantastic opportunity for first-home buyers, investors, or those looking to secure a property with scope to further personalise.

The home features three well-proportioned bedrooms, including a main bedroom with built-in robes. A recently renovated bathroom offers a sleek, modern shower and vanity, while a separate toilet and laundry complete the practical floorplan.

At the centre of the home is a spacious kitchen and meals area with plenty of room to dine and gather. The adjoining living room is warm and inviting, showcasing polished timber floors and a wood fire heater-perfect for cosy winter evenings.

Step outside to a covered rear deck that overlooks a generous backyard, offering potential for gardens, a larger shed, or outdoor entertaining. A water tank services the kitchen, and there's an existing garden shed for added storage.

Connected to town water, with gas infrastructure available at the street for future connection, this property is ready for comfortable living now, with exciting potential to

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P182791

SALE DETAILS

\$350,000

CONTACT DETAILS

Elders Ballarat

Cnr Carngham Road &

Learmonth Street

BALLARAT, VIC

03 5336 9500

Adam Henderson

0458 952 493

add further value over time.

Enjoy the convenience of being just a short walk to the local supermarket, butcher, chemist, caf  s, and other recreational facilities, all while taking in views of the stunning Pyrenees Ranges.

For more information or to arrange a private inspection, please contact the agent.

Other features: Carpeted, Close to Schools, Close to Shops, Heating

- Land Area 666.00 square metres
- Building Area: 82.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single carport
- Floorboards







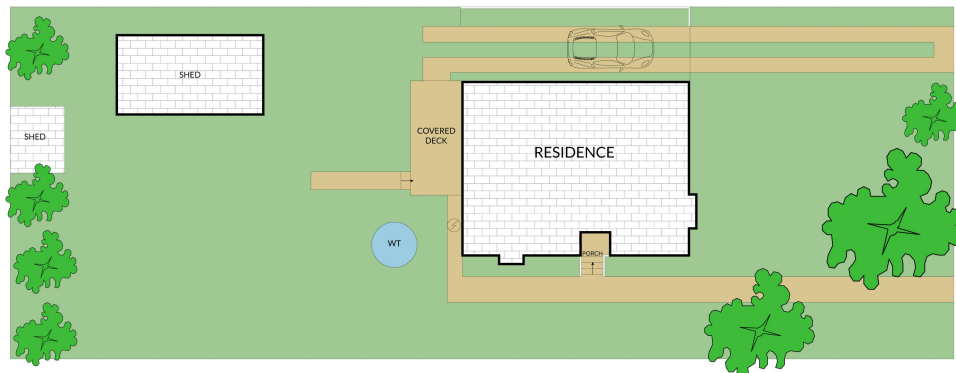
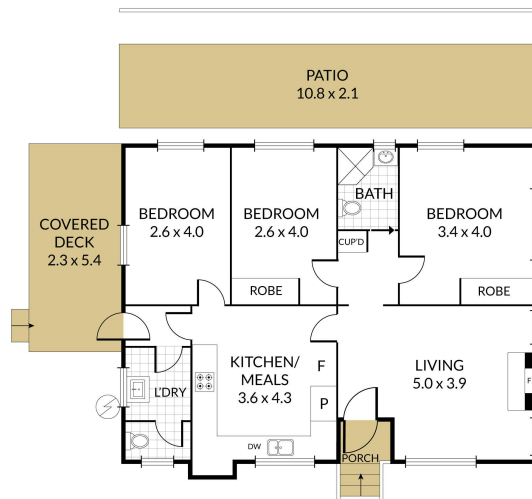
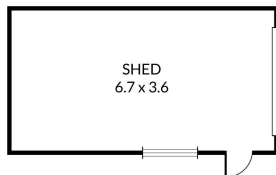
Internal 82m² External 584m² Land Size 666m²

22 Davy Street, **Avoca**



NORTH

3 x 1 x 1 x



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