



58 Boyce Street, AVOCA, VIC 3467

Reno or Demo – Endless Potential on a 1,058m² Corner Block

Set on a substantial corner allotment of approximately 1,058m², this original two-bedroom home offers a rare opportunity for renovators, investors, or those seeking a prime site to build their dream home (STCA).

The existing dwelling, while in need of significant renovation or possible demolition, is positioned to make the most of the spacious block. Whether you're looking to restore and revive or remove and rebuild, the potential here is undeniable.

Located in a well-established area with convenient access to local amenities, schools, and local wineries, this is a property where value meets vision.

Don't miss this chance to secure a sizeable slice of real estate with endless potential.

- Land Area 1,058.00 square metre
- Bedrooms: 2
- Bathrooms: 1
- Single garage

TYPE: For Sale

INTERNET ID: 300P183335

SALE DETAILS

\$200,000

CONTACT DETAILS

Elders Ballarat

Cnr Carngham Road &

Learmonth Street

BALLARAT, VIC

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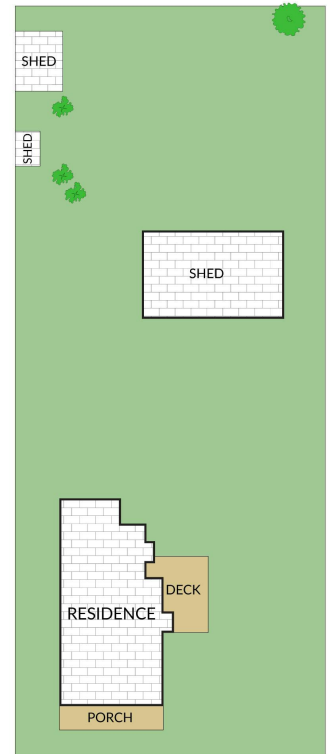
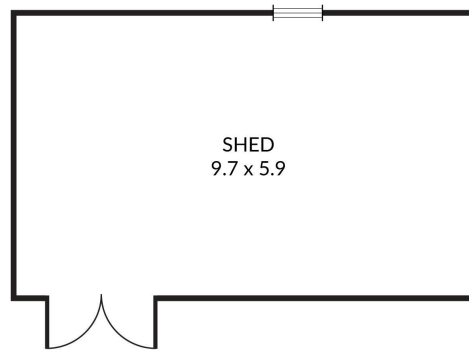
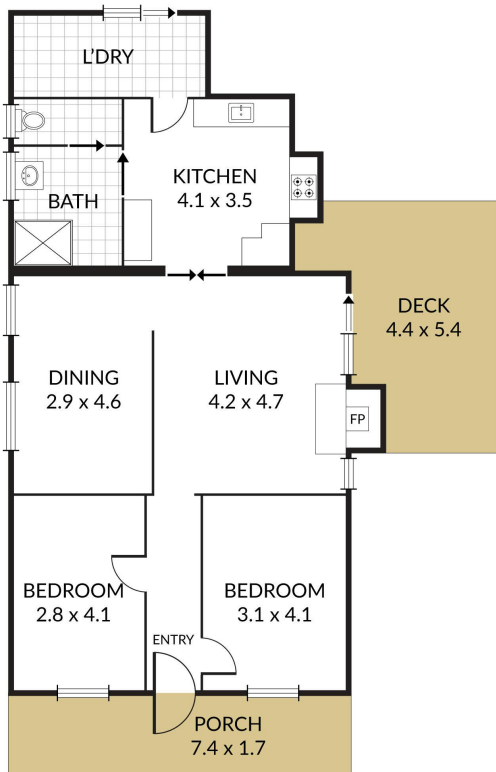


Internal 93m² External 965m² Total 1058m²

58 Boyce Street, **Avoca**



2 x 1 x 0 x



Elders

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