



38 Liebig Street, AVOCA, VIC 3467

Unlock the Possibilities – 973m² Block

Set on a generous 973m² block, this three-bedroom home with bungalow and garage presents a fantastic opportunity for those ready to take on a project.

The home is in original condition and requires some TLC throughout, making it ideal for buyers who can see the potential to renovate, refresh, and add value. With solid bones and a practical layout, it offers the chance to create a comfortable family home or investment.

Outside, the expansive allotment provides plenty of room for outdoor living, landscaping, or even further improvements (STCA).

Perfectly positioned close to the football oval, river, and local supermarket, the lifestyle benefits and convenience are undeniable.

Roll up your sleeves and reap the rewards – opportunities like this don't come along often.

TYPE: For Sale

INTERNET ID: 300P185460

SALE DETAILS

\$270,000

CONTACT DETAILS

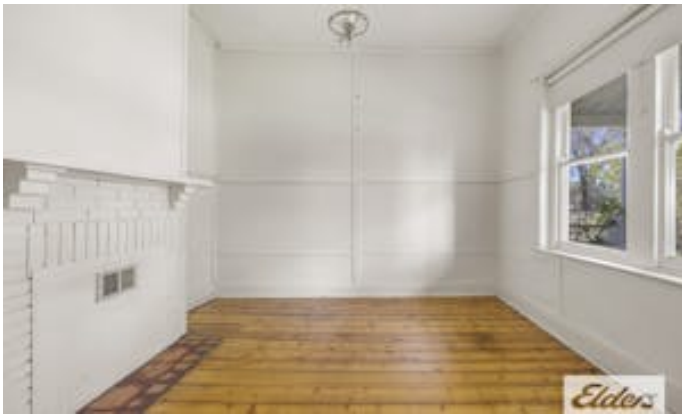
Elders Ballarat
Cnr Carngham Road &
Learmonth Street
BALLARAT, VIC
03 5336 9500

Adam Henderson
0458 952 493

Other features: Close to Schools, Close to Shops, Close to Transport, Toilet Facilities

- Land Area 972.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Floorboards



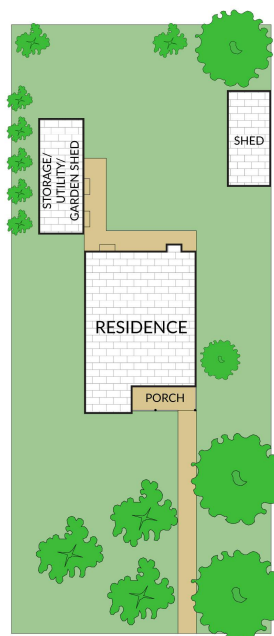
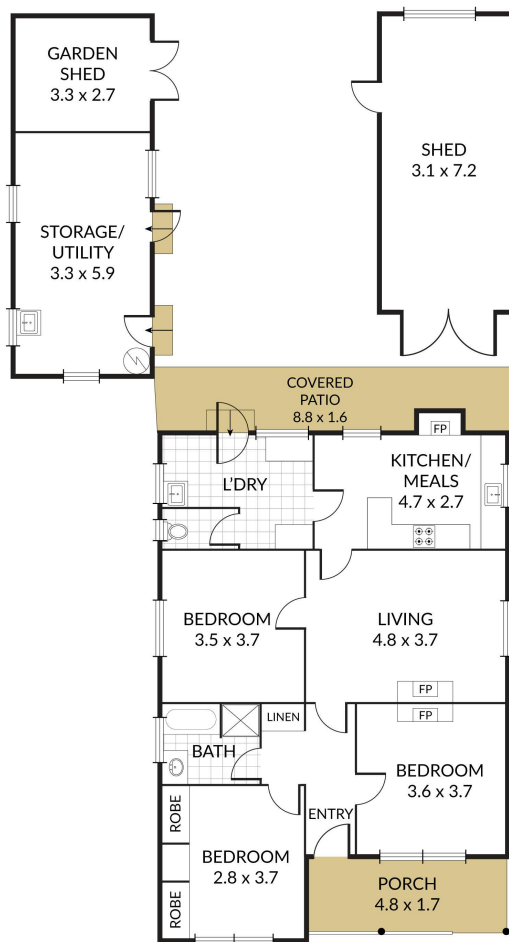




Internal 97m² External 875m² Total 972m²

3 x  1 x 

38 Liebig Street, **Avoca**



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.