



## 14 Boyce Street, AVOCA, VIC 3467

### Space, Lifestyle & Convenience in the Heart of Avoca

Positioned on a generous 2,086m<sup>2</sup> (approx.) allotment in a peaceful, family-oriented pocket of Avoca, 14 Boyce Street presents a fantastic opportunity to secure space, comfort, and convenience all in one.

The home offers three comfortable bedrooms, serviced by a central family bathroom, with well-proportioned living areas designed for easy day-to-day living. Whether you're raising a family, downsizing with room to move, or entering the market, the layout provides a practical and welcoming environment.

Outdoors is where this property truly shines. The expansive yard offers endless potential — ideal for children to play, pets to roam, or for those wanting to establish gardens, add further shedding, or explore future improvements (STCA). Existing shedding provides valuable storage and workspace options, perfect for tradies, hobbyists, or those needing extra room for tools and equipment.

The location completes the picture. Enjoy the convenience of being within easy walking distance to the Avoca township, local shops, caf  s, and the popular swimming pool, making everyday life simple and community-focused.

**TYPE:** For Sale

**INTERNET ID:** 300P190512

#### SALE DETAILS

**\$425,000**

#### CONTACT DETAILS

**Elders Ballarat**

Cnr Carngham Road &

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BALLARAT, VIC

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Offering a rare combination of land size, family appeal, and a central location, 14 Boyce Street, Avoca is a property that delivers lifestyle, space, and potential in equal measure.

- Land Area 2,086.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3













