



30 Cambridge Street, AVOCA, VIC 3467

Neat & Comfortable Home in a Convenient Avoca Location

Welcome to 30 Cambridge Street, Avoca - a neat and well-maintained home positioned in a peaceful location, just moments from the town's main amenities and conveniences.

Ideal for first home buyers, investors, or those looking to downsize, this charming original home offers comfortable and practical living in a highly convenient setting.

Upon entering, you are welcomed into a warm and inviting open-plan living area that forms the comfortable central hub of the home. The kitchen is well presented and functional, complemented by an all-electric setup for simple, low-maintenance living. The home also features two good-sized bedrooms, both complete with built-in robes, along with a spacious bathroom and separate laundry for added practicality.

Stepping outside, the property continues to impress with a spacious and inviting backyard featuring easy-care gardens designed for minimal upkeep, supported by a water tank to help keep the gardens looking their best year-round. Additional improvements include a double carport, a garden shed for extra storage, and a hot house for those who enjoy gardening.

TYPE: For Sale

INTERNET ID: 300P196990

SALE DETAILS

\$300,000 - \$330,000

CONTACT DETAILS

Elders Ballarat

Cnr Carngham Road &

Learmonth Street

BALLARAT, VIC

03 5336 9500

Adam Henderson

0458 952 493

Conveniently located within walking distance to the local golf course, supermarket, swimming pool, and other amenities Avoca has to offer, this is an excellent opportunity to secure a tidy and comfortable home in a sought-after township location.

Properties such as this don't last long contact Adam to arrange your private inspection.

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

- Land Area 818.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Double carport







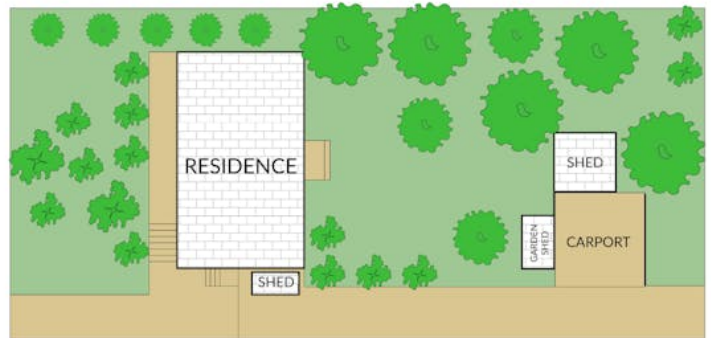
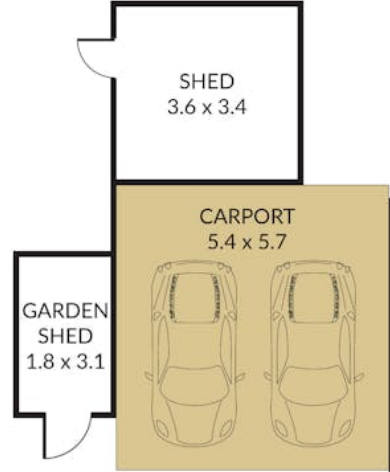
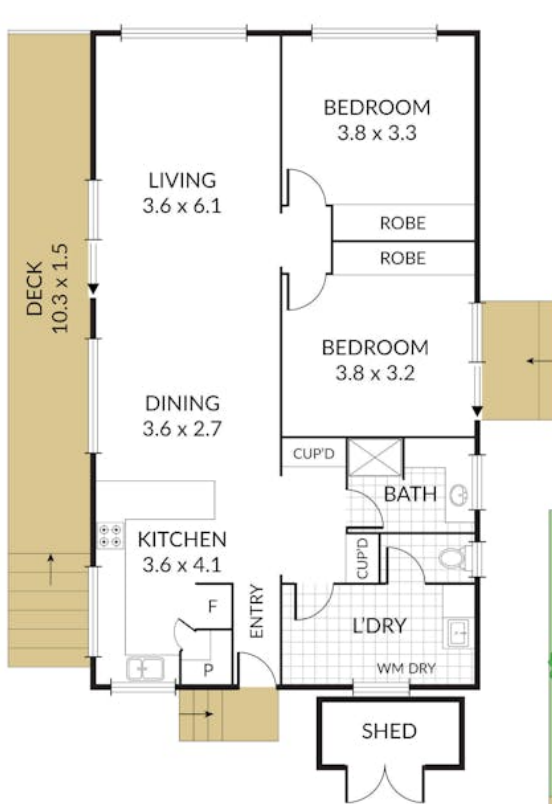


Internal 101m² External 717m² Total 818m²

30 Cambridge Street, **Avoca**



2 x 1 x 2 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.