



18 Homebush Road, AVOCA, VIC 3467

Packed with Potential in Avoca

Welcome to 18 Homebush Road Avoca. This property offers exceptional potential and the opportunity to create something truly special.

Set on a generous allotment of approximately 2,061m², this well-positioned three-bedroom home features a spacious living area and retains much of its original character, providing an excellent foundation for renovators, investors, or buyers seeking to add value over time.

Boasting the added benefit of dual street access, the property presents exciting subdivision potential (STCA). A garage and additional shedding provide practical storage and workspace options, while the expansive backyard offers ample space for future improvements, recreation, or further development.

Ideally located within walking distance of Avoca Primary School, Country Grocers, and the local football oval, this property combines convenience, space, and opportunity in one appealing package. Whether you're looking to renovate, invest, or explore development possibilities, this is a rare chance to secure a substantial holding in a highly accessible location.

TYPE: For Sale

INTERNET ID: 300P198314

SALE DETAILS

\$330,000 - \$360,000

CONTACT DETAILS

Elders Ballarat

Cnr Carngham Road &

Learmonth Street

BALLARAT, VIC

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Opportunities with this level of potential are becoming increasingly difficult to find. Contact Elders Real Estate today to arrange your inspection and discover the possibilities that await.

- Land Area 2,062.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single garage







Internal 110m² External 1951m² Land Size 2061m²

18 Homebush Road, **Avoca**



3x 1x 1x



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