



151 High Street, AVOCA, VIC 3467

Character and Comfort in the Heart of Avoca

Perfectly positioned on High Street, this beautifully refurbished home combines character, comfort, and convenience. Just a short stroll from the supermarket, milk bar, and the iconic Avoca Hotel, it offers an exceptional opportunity as a family home, weekend retreat, or potential Bed & Breakfast (STCA).

The interior features a stylishly updated kitchen with a Scandia wood-fired oven and stove, walk-in pantry, and ample storage. The open-plan living and dining area is inviting, with polished floorboards and a charming open fireplace. A new bathroom, bright mudroom, and spacious laundry complete the home.

Recent upgrades include a restored roof, new gutters and downpipes, improved drainage, and fresh paint throughout. Outdoors, a character-filled triple shed complements a private, well-established backyard, offering both seclusion and security.

Zoned Residential yet located within a Commercial precinct, the property provides flexibility for a variety of uses, including professional or business purposes (STCA).

Inspections are warmly welcomed â## discover the charm and versatility of this

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P23130

SALE DETAILS

\$390,000 - \$420,000

CONTACT DETAILS

Elders Ballarat

Cnr Carngham Road &

Learmonth Street

BALLARAT, VIC

03 5336 9500

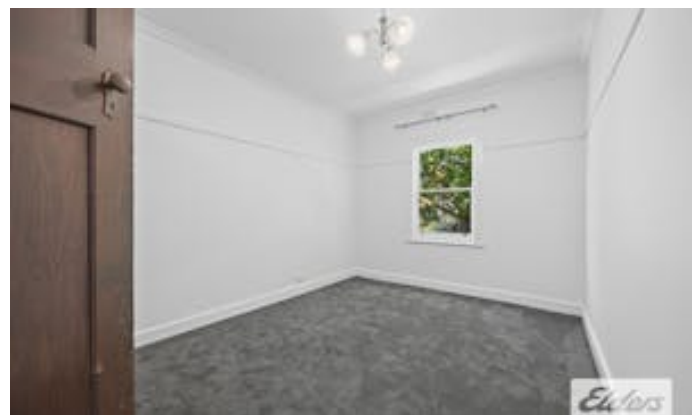
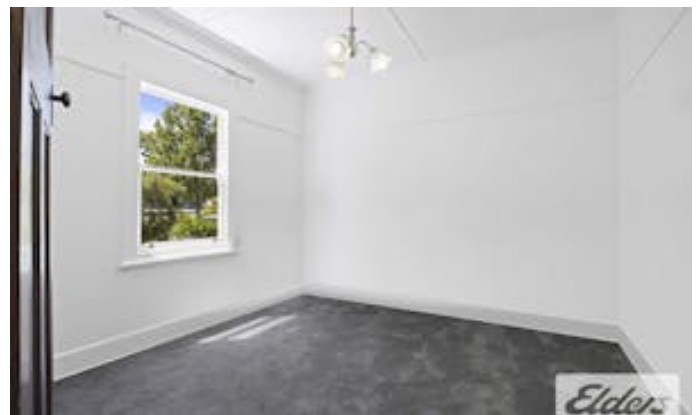
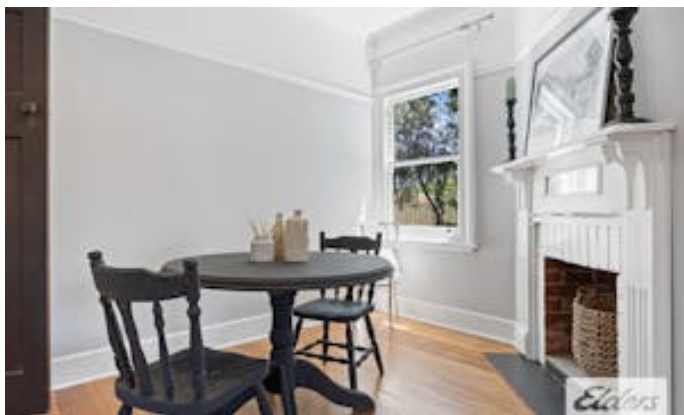
Elders Real Estate Ballarat

exceptional Avoca home.

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

- Land Area 698.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 2
- Floorboards



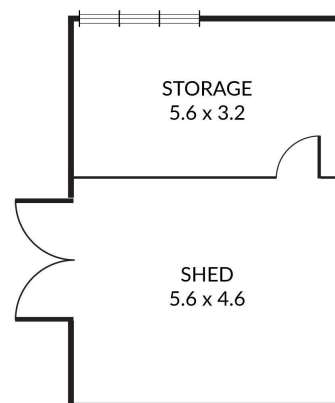
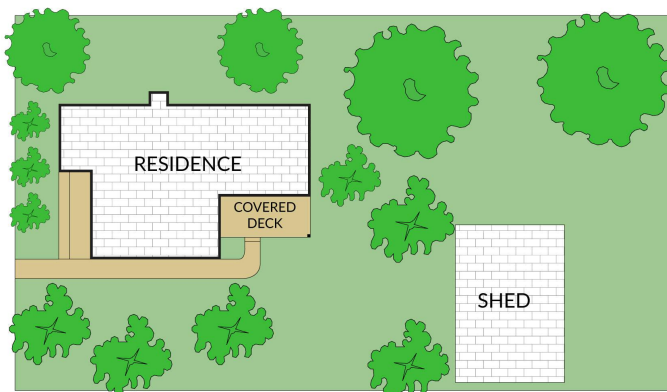
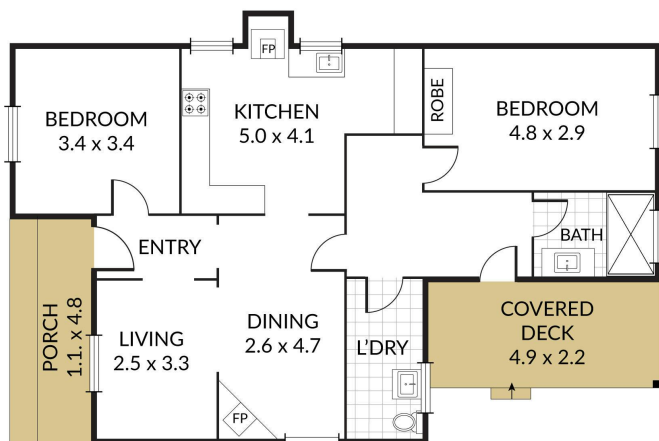




Internal 85m² External 610m² Total 695m²

2 x  1 x  2 x 

151 High 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.