

**12 Speke Street, Beaufort, VIC, 3373**



**House For Sale**

Monday, 18 November 2024

**12 Speke Street, Beaufort, VIC, 3373**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Matthew Edwards

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## **A Renovators or Developers Delight!**

Set in a quiet street on approximately 1003m<sup>2</sup> with two street access, this residence is ideal for development (STCA) or a renovator's delight.

- A flexible floorplan, featuring three generously sized bedrooms. The master bedroom with provisions for an ensuite has already been stripped back, ready to be restored.
- The home has lovely north facing sunlight flowing through to the front lounge room, a large open space awaiting a new beginning.
- A spacious kitchen and dining area, flows onto an additional living/study area with plenty of room to spread out. A walk in laundry and separate toilet are located at the rear of the home.
- Externally, the huge backyard lends itself to the potential for an extension of the current home, subdivision potential (STCA) for development or simply a great backyard space for the kids and pets to play.
- A double lock up garage is separate to the home and offers additional space for storage needs.
- Whether you are looking to renovate and/or extend, or a developer looking for a site with two street access – this opportunity is not to be missed!
- A quick walk will have you at the shops, cafes, bakeries, pub, schooling, sporting facilities and the Golf club.
- An easy 30 minute commute to Ballarat via the Western Freeway, Beaufort is a wonderful family friendly town with all of the essential amenities.
- Take a drive to the nearby Pyrenees Region, Mount Cole or Grampians Region for a convenient weekend escape.
- To book a viewing contact Matt on 0401 7258 881 or Sophie on 0497 272 195.