

# 17 Hale Avenue, Mount Clear, VIC, 3350

## House For Sale

Tuesday, 26 November 2024

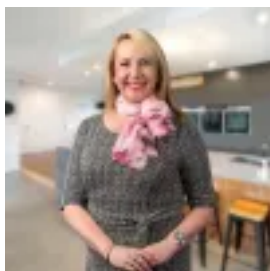
17 Hale Avenue, Mount Clear, VIC, 3350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Penny Shields

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## **Solid Brick Home with Stunning Views and Endless Potential**

Nestled in a serene location with panoramic views of Mount Buninyong, this cherished, owner-built home is on the market for the first time in 42 years. Thoughtfully maintained and offering generous living spaces, ample storage, and a flexible layout, it presents an exceptional opportunity for buyers to add their personal touch.

Filled with natural light, the home exudes a warm and welcoming ambiance. The spacious dining room features classic parquet flooring and flows seamlessly into the functional kitchen, equipped with a Westinghouse oven and stovetop, as well as a Teco dishwasher. Whether embracing its vintage charm or updating the space, this kitchen is both practical and full of potential.

The home comprises generously sized bedrooms, including a main bedroom with a walk-in robe, ensuite, and ceiling fan. The second and third bedrooms include built-in robes for abundant storage, while a fourth bedroom downstairs offers versatility as a guest room or home office. The family bathroom features both a shower and bath, complemented by three toilets for ultimate convenience.

For year-round comfort, the home includes a split system in the dining area and electric wall heaters in the lounge and bedrooms. Additional storage is thoughtfully integrated throughout the home, ensuring functionality and organization.

Downstairs, the versatile space continues with a large lounge and entertainment area complete with a cozy wood fireplace, perfect for gatherings. This level also features a workshop, a carpeted bedroom, and double-door access, making it ideal for hobbies, additional storage, or a retreat for extended family or guests.

Outdoors, the private backyard offers a peaceful escape, with a water tank, raised veggie garden, and side access through the carport. A second access gate and double carport provide practical solutions for vehicles and storage, making this property as functional as it is charming.

This well-crafted home is a rare find, offering a tranquil lifestyle, stunning views, and exciting potential for renovation STCA or personalization. Don't miss this unique opportunity-contact us today to arrange an inspection!

Ballarat's Best-Selling Team