



**301A Eureka Street Ballarat East VIC**

3 1 1

Just a short drive to Ballarat CBD, schools and walking distance to public transport is this fantastic three-bedroom brick veneer home. The property consists of three good sized bedrooms with built in robes, a spacious lounge, meals and kitchen area with gas appliances along with plenty of cupboard and bench space. The bathroom is centrally located and boasts a separate shower and bath. Other features of the home include a split system for heating and cooling, practical laundry, secure rear yard and single carport. Currently leased to great renters at \$295 per week on a periodic agreement, this property would make a great addition to any portfolio or opportunity to downsize. Be quick to inspect this one.

Inspections by appointment only. No entry permitted without prior appointment.

**Price** : \$ 426,000

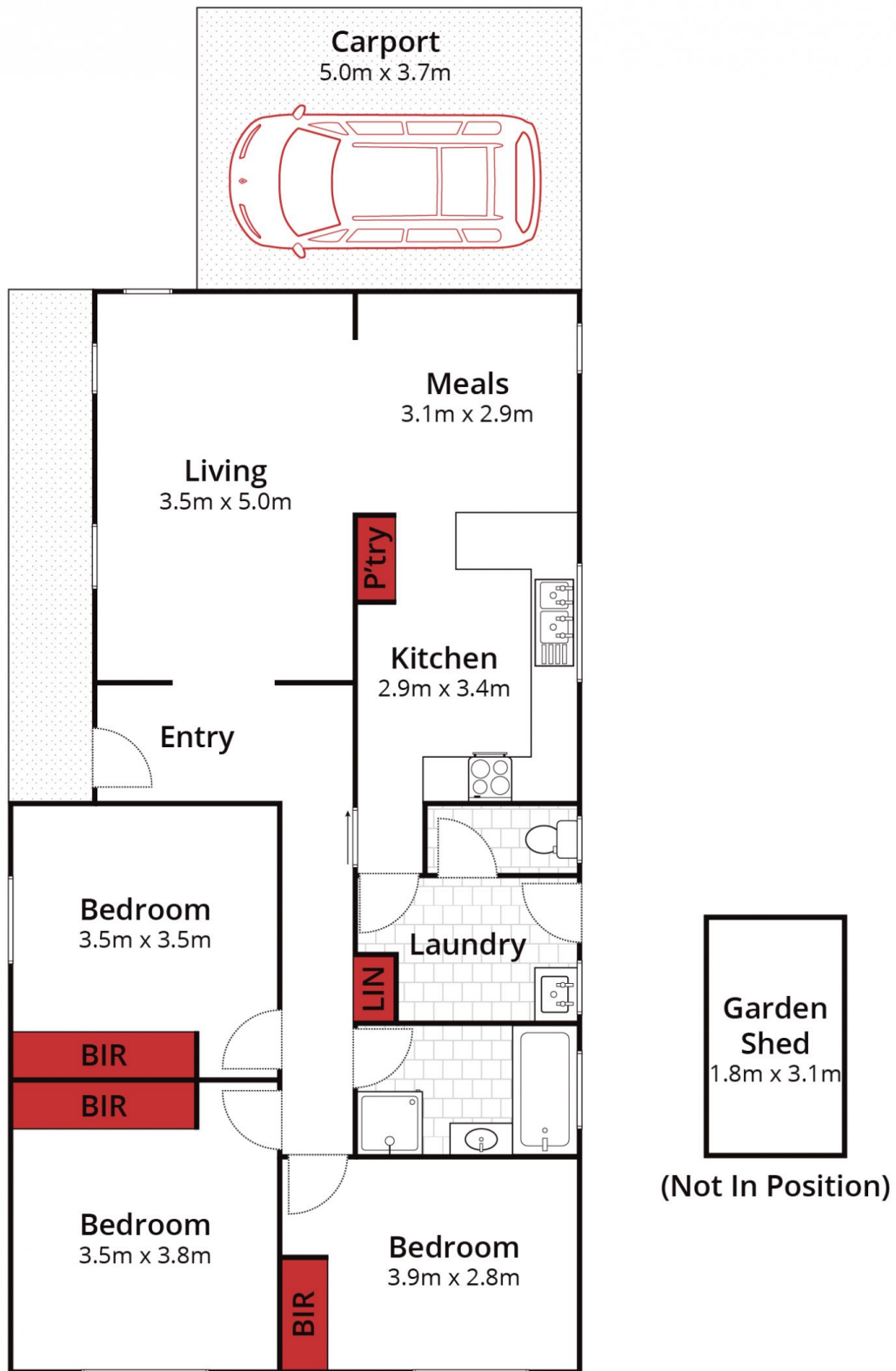
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/house/6792320>



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Approx Land Area 427m<sup>2</sup> 3 1 1

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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