



**628 York Street Ballarat East VIC**

5 3 2

Situated close to the Ballarat Wildlife Park, shops, schools and within easy access to the Western FWY and all sitting on an impressive 1118m<sup>2</sup> approx. allotment prime for future development (STCA) or a rare opportunity to have the land, home and location just as you would like. The home has perhaps the most versatile and flexible layout you could want with no end to the floor plan you could create. The home comprises of 5 bedrooms multiple living spaces and three bathrooms. The home is north facing and enjoys the bonus of ducted heating and cooling as well as easy side access (3m+) to use the large rear alfresco undercover area, shedding and huge back yard. The home would suit several groups coming together or a savvy investor who wants to live and manage tenants (rooming house). Opportunities like this are extremely rare, don't miss your chance to secure a ...

**Price** : \$ 655,000  
**Land Size** : 1118 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/house/6809452>



**Blaise Newnham**  
**03 53312233**  
**0423175643**



Lower Ground Floor



Ground Floor



Garage