



**13 Walsh Avenue Ballarat North VIC**

3 1 2

**BOOK YOUR INSPECTION ONLINE 24/7**

Click "Book an Inspection Time" to select a time that is suitable for you.

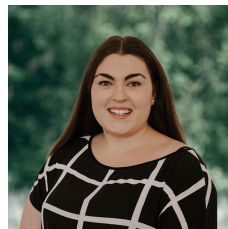
Alternatively, go to our website [ballaratrealestate.com.au](http://ballaratrealestate.com.au) and press the BOOK INSPECTION button to register for a time that suits you.

Located only minutes from shops, supermarkets and the Ballarat CBD lies this superbly refurbished three-bedroom brick home. Positioned on a generous allotment of approx 730m2 this property is the perfect place to call home.

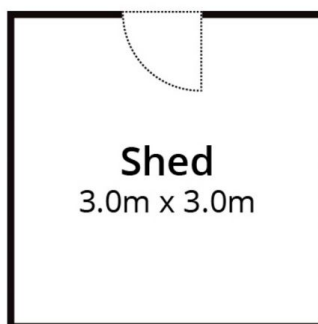
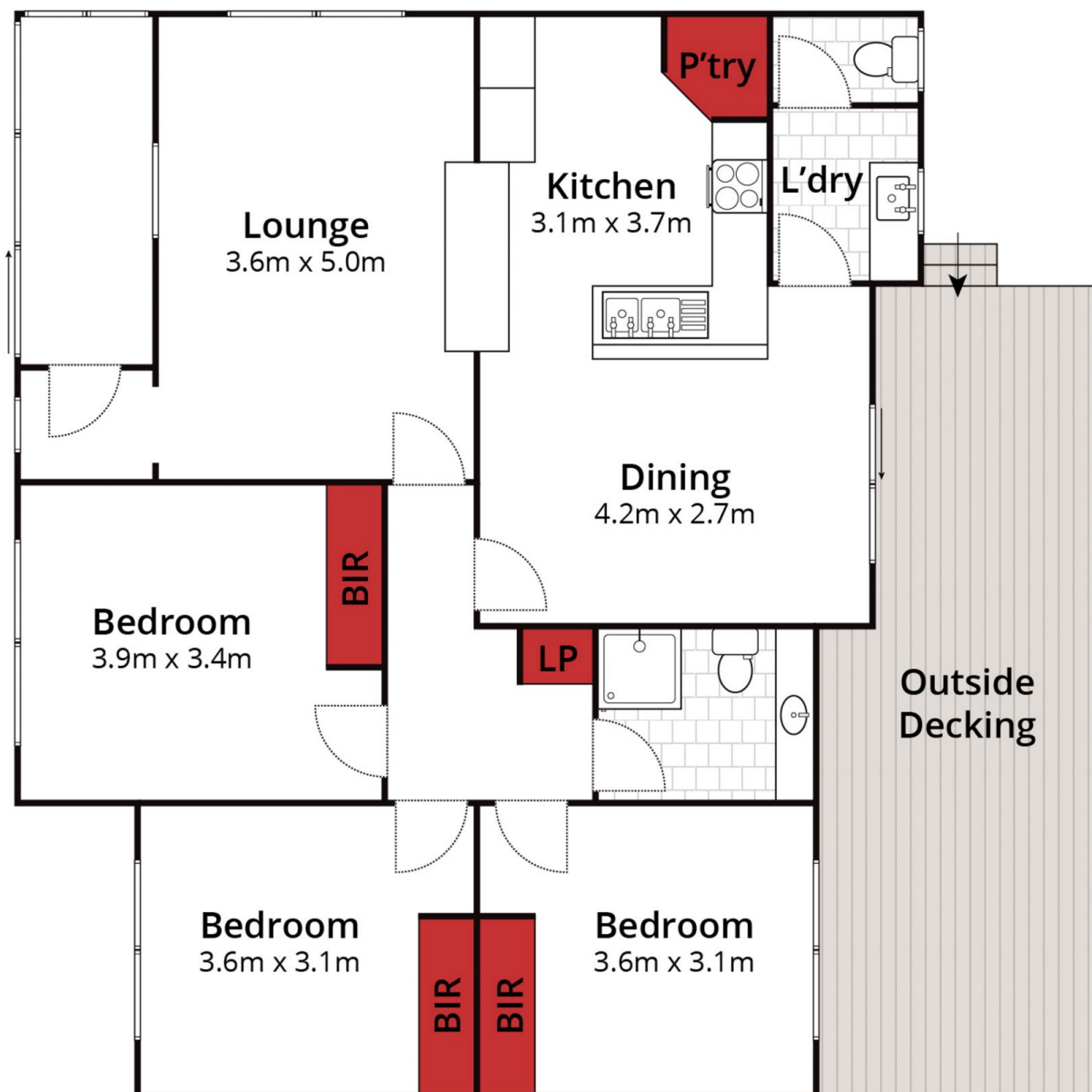
This lovely property features three good sized bedrooms with built in robes. The formal lounge at the front of the house gets plenty of natural light. The kitchen has plenty of pantry space, a gas cook top and electric oven and a large

**Land Size** : 731 sqm

**View** : <https://www.ballaratrealestate.com.au/lease/vic/ballarat-western-district/ballarat-north/residential/house/6850033>



**Izzy Read**  
**5331 2233**



(Not In Position)

Approx House Area 109m<sup>2</sup>  
Approx Land Area 731m<sup>2</sup>



Whilst [bwm.com.au](http://bwm.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.

**13 Walsh Avenue, Ballarat North**

**BALLARAT**  
REAL ESTATE