



### 18 Leichardt Street Beaufort VIC

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Located just metres from the general store and other shops in the main st of the highly popular and ever expanding township of Beaufort is the ideal family friendly home. The home consists of up to 4 bedrooms, a main living area with gas heater and split system, good sized kitchen area with good cupboard space, updated appliances and dishwasher. The property also features a simple bathroom with shower over bath and internal toilet. This property is on just under  $\frac{1}{4}$  of an acre at approx 1040sqm and is just waiting for you to fill its potential. This home could suit the first home owner, renovator or perhaps the fussy investor. Properties this close to the shops is a rare find at this price point so be first to inspect.

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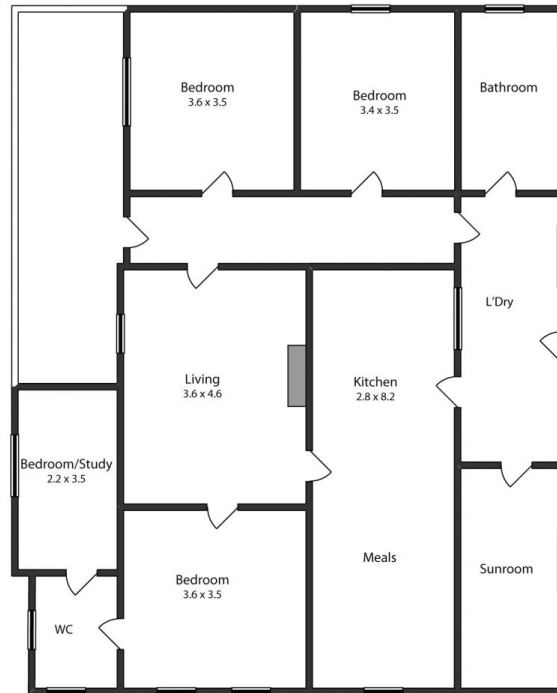
**Land Size** : 1040 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/beaufort/residential/house/6879187>



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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2021 for Ballarat Real Estate.



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