



### 13 Edwardes Street Black Hill VIC

3 2 3

Situated in one of Ballarat's most desired suburbs, over the road from the Black Hill Primary School, walking distance to the Ballarat train station, shops, and cafes sits this gorgeous three-bedroom brick home set on 630m<sup>2</sup> (approx.). Each of the three bedrooms are of good size with built in robes while the master bedroom features a luxe ensuite and walk in robe. The home has been thoughtfully updated to offer its owner contemporary living with an updated kitchen with gas cooking and dining or second living space that features a unique office/study nook perfect for working from home. The home also boasts a large main living and formal dining area making entertaining a breeze. The main bathroom boasts a large shower, free standing bath, vanity and separate toilet. Outside is one of the highlights of this property featuring a massive alfresco, secure rear yard ...

**Price** : \$ 640,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/black-hill/residential/house/6939679>

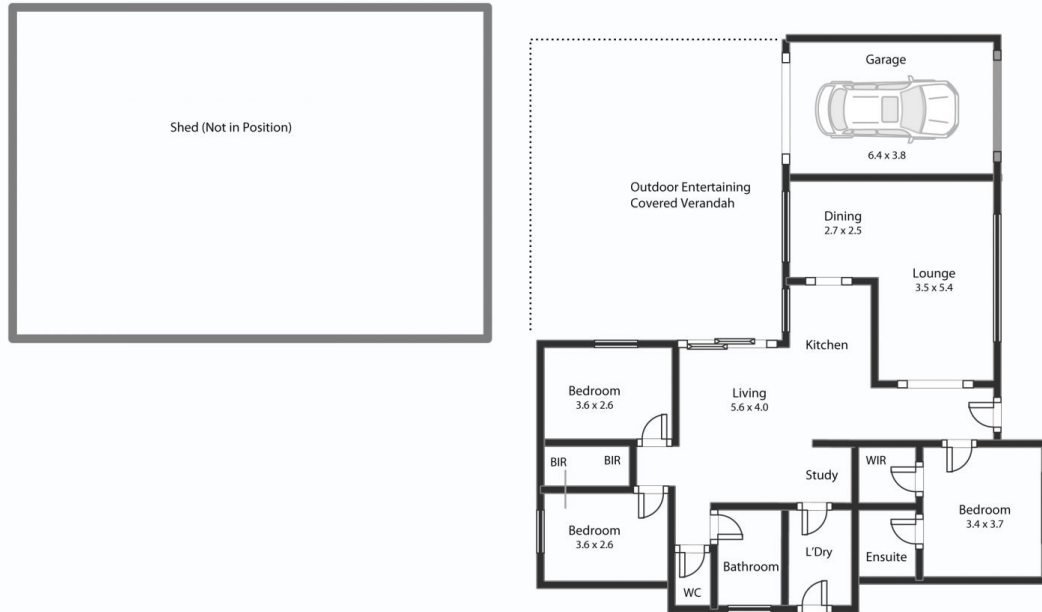


**David Morrison**  
03 53312233  
0438 342 227



**Oscar Currell**  
03 53312233  
0499 070 759

## 13 Edwardes St Blackhill



This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2022 for Ballarat Real Estate.



David Morrison 0438 342 227  
Oscar Currell 0499 070 759