

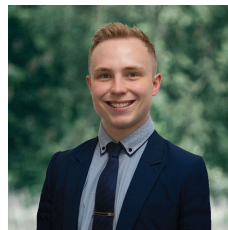


### 334 Humffray Street South Golden Point VIC

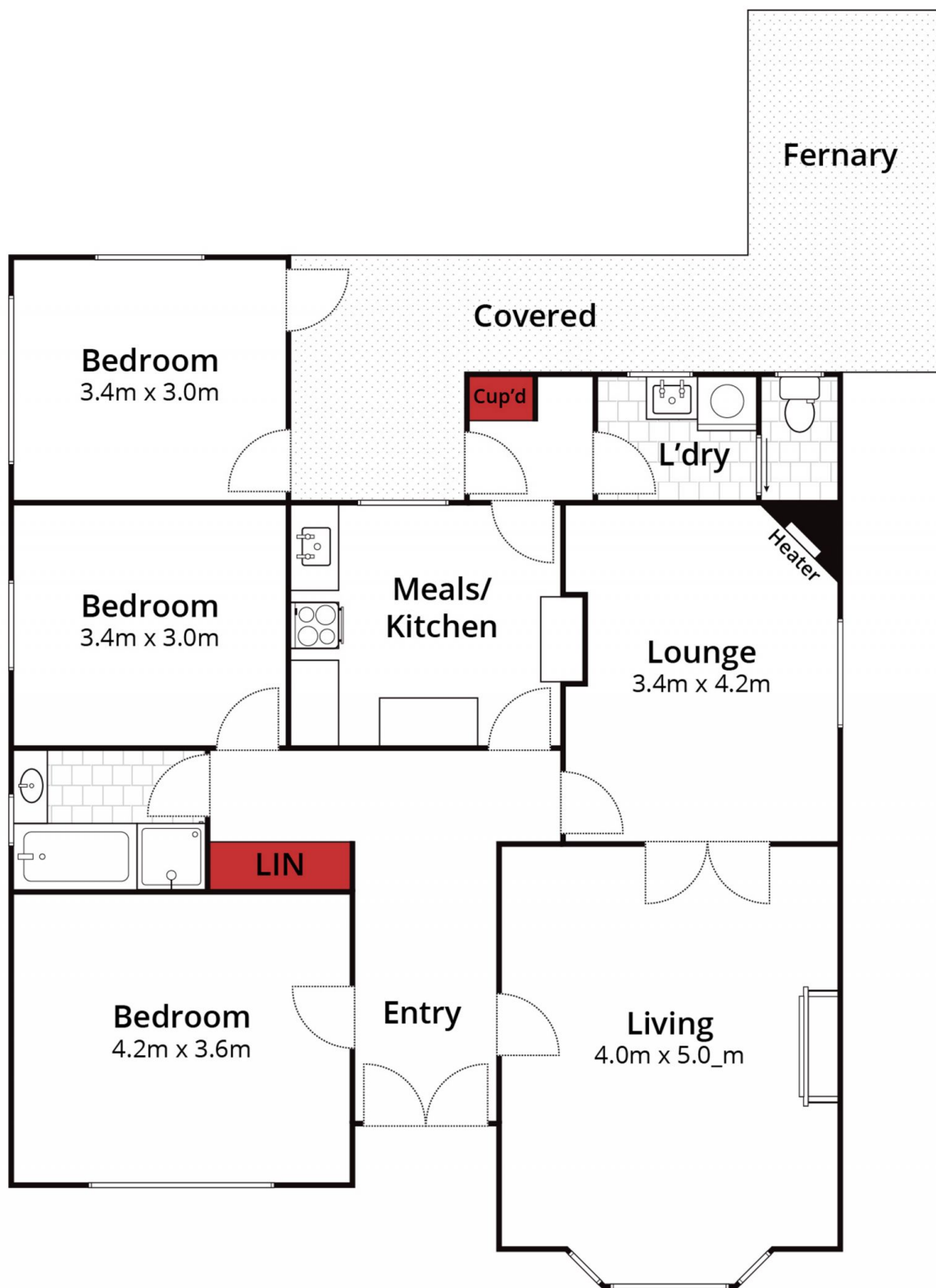
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Situated in the ever-popular suburb of Golden Point and positioned within walking distance to Federation University, shops, cafes and restaurants. This charming brick home retains its attractive features inside and out including high ceilings and bay window. Internally, this home boasts three large bedrooms, two living rooms, kitchen & meals area, main bathroom and ample storage space. Gas heating will ensure year-round comfort, especially in Ballarat's cooler months. Externally, this home is on a generously sized block with well-kept gardens, front porch and fernery. This property will be extremely popular with first home buyers, renovators and investors alike. It is a must-see for anyone wanting to secure a home within close proximity to the center of town. Contact Lachlan Sylvia for more information today.

**Price** : \$ 530,000  
**Land Size** : 506 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/golden-point/residential/house/6996121>



**Lachlan Sylvia**  
**03 53312233**  
**0458 068 234**



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

Approx Land Area 505m<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.

**334 Humffray Street South, Golden Point**

Ballarat  
Real Estate

