



### 108 Grant Street Golden Point VIC

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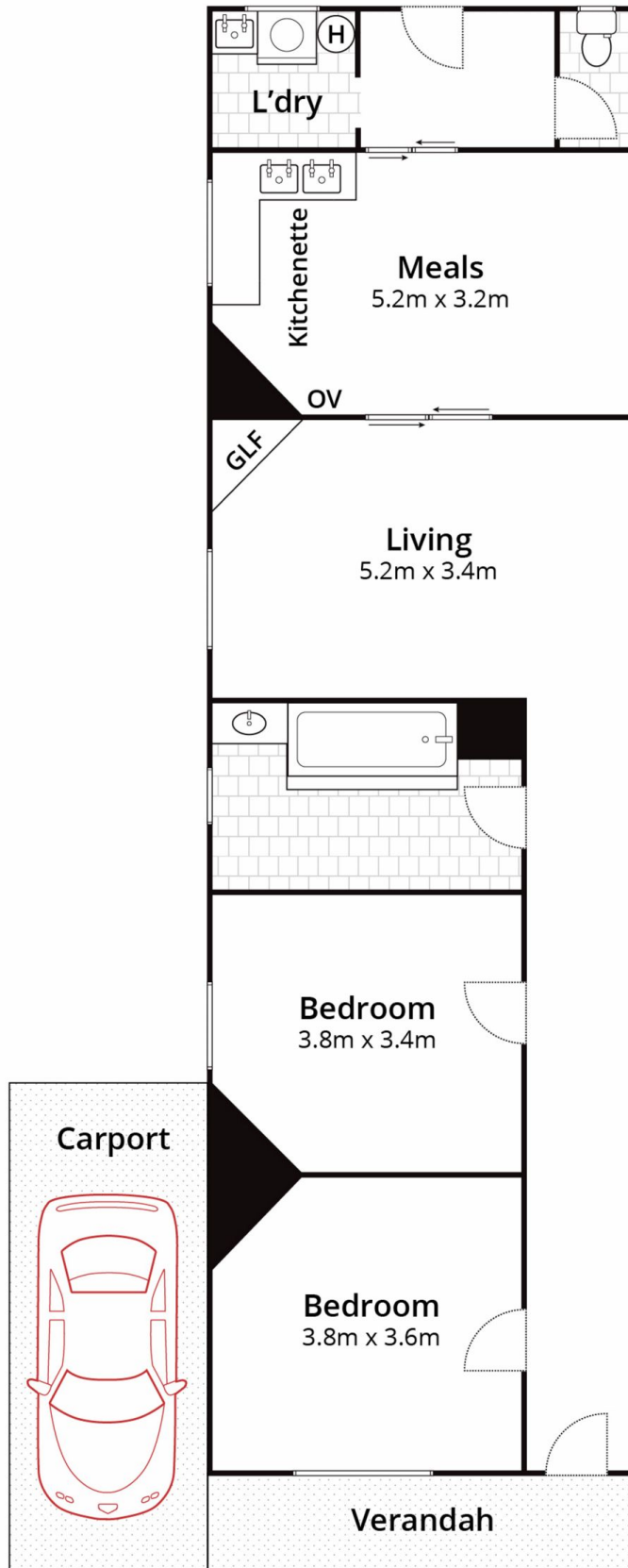
Situated in a great central location is this rare opportunity to acquire a traditional Victorian inner-city lifestyle home or investment. Within walking distance to CBD, restaurants, university precinct, shops, medical facilities and train station, this property is ripe for renovation (STCA). The home features 2 bedrooms, open plan kitchen and dining area with separate lounge, bathroom and laundry. An added feature is its own driveway allowing off street parking all on a 258M2 allotment, (Approx.) Opportunities like this do not last long so be quick to contact the exclusive listing agent Tash Guinea 0439 831 058.

TH3108

**Price** : \$ 405,000  
**Land Size** : 258 sqm  
**View** : <https://www.ballaratrealstate.com.au/sale/vic/ballarat-western-district/golden-point/residential/house/7155071>



**Tash Guinea**  
03 53312233  
0439 831 058



Approx House Area 99m<sup>2</sup>  
 Approx Land Area 257m<sup>2</sup>



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

**108 Grant Street, Golden Point**

