



### 311 Nelson Street Ballarat East VIC

3 2 2

Positioned in the popular Ballarat East suburb on a quiet street is this three bedroom home on a generous allotment of around 751m<sup>2</sup> (approx). This location is popular for it's proximity to schools, parks and reserves, cafes, restaurants and shopping. Due to a house fire the home would require and benefit from renovations, demolition or further development (STCA). The large land size holds a lot of potential for the investor looking to seize the opportunity. Make your enquiries now. The exclusive listing agent Dominic Morrison looks forward to speaking to you.

**Price** : \$440,000 - \$460,000

**Land Size** : 751 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/house/7178568>



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