



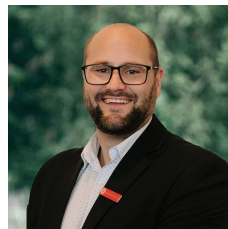
### 36 Frances Crescent Ballarat East VIC

3 1 2

Situated in the popular area of Ballarat East close to parks, schools, public transport and the Ballarat CBD is this wonderful home. Internally you will find three generous size bedrooms all featuring timber floors. The kitchen is full of natural light and is adjacent to the spacious meals area. The spacious living area also features timber floors for easy maintenance. The bathroom offers shower, bath and separate toilet. The home is positioned on a large 738m<sup>2</sup> (approx.) block presenting the purchaser with many opportunities such as potential subdivision (STCA). Alternatively, the block has room for trailers/caravans and provides lots of space for children and pets. This home is sure to be popular with first home owners and investors alike and won't last long so book your inspection with exclusive listing agent Sarah Hanley on 0429 579 677.

**Price** : \$455,000 - \$495,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/house/7229113>



**Blaise Newnham**  
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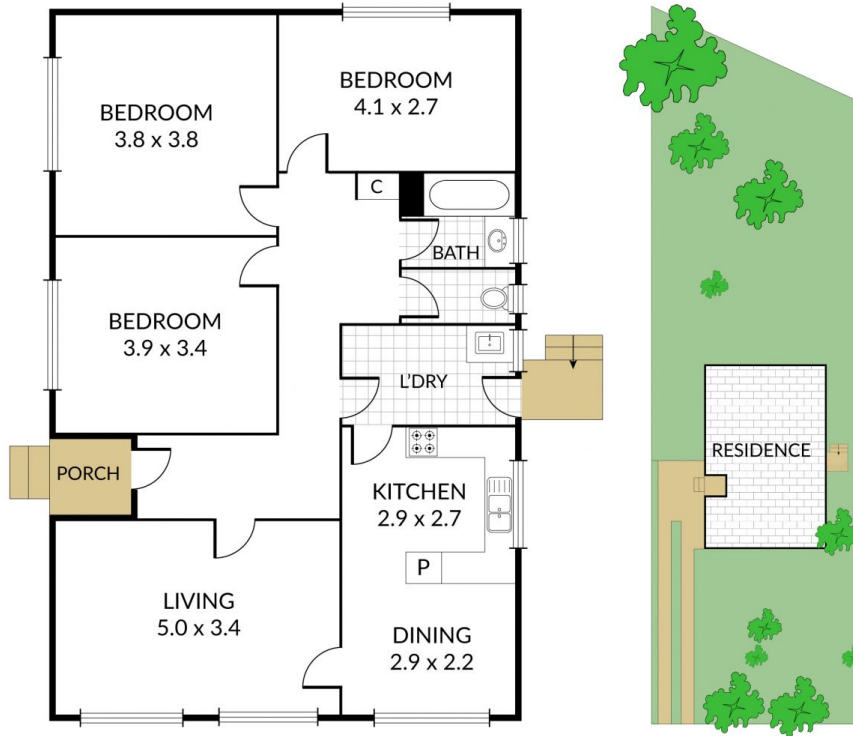
Internal 91m<sup>2</sup> External 647m<sup>2</sup> Land Size 738m<sup>2</sup>

# 36 Frances Crescent, Ballarat East



NORTH

3 x 1 x 0 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.