



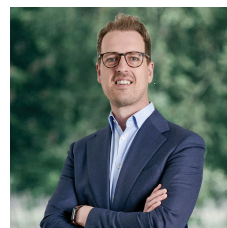
**6 La Trobe Street Redan VIC**

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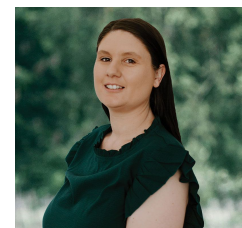
Situated only minutes away from Ballarat CBD, medical facilities, major shopping precinct, Ballarat Train Station and schools sits this ready to renovate period style weatherboard home. The light and bright bedroom is large in size and has a functional ensuite with modern fittings. The combined lounge room/kitchen area has plenty of space to unwind and is fitted with a near new sleek kitchenette with a dishwasher and a small study nook. The laundry area at the rear of the property is generous in size and can easily be used for a little extra storage. The property is serviced year-round by a reverse cycle split system. Previously a permit had been issued to add an additional four bedroom dwelling onto the rear of the house, plans are available (STCA) but currently expired. So whether you are looking for an investment or first home don't miss this opportunity.

**Price** : \$ 315,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/redan/residential/house/7368800>



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