



### 13 Blair Street Golden Point VIC

4 2 2

Located in the ever popular inner city suburb of Golden Point within walking distance of cafes, restaurants and the Ballarat CBD sits this beautifully updated four bedroom Victorian home on a spacious 528m<sup>2</sup> (approx.) allotment. Stunning period details like high soaring ceilings, ornate cornices, stunning timber floors and bespoke fireplaces sit seamlessly alongside modern conveniences like the luxurious ensuite and walk in robe to the master bedroom. The other three bedrooms are spacious, light and airy making this a genuine family home option. The kitchen and meals area are set at the rear and provide a true sense of homeliness with exposed beams and a quality timber kitchen overlooking the spacious rear yard with bonus studio or workshop. Other features include a second living area, gas central heating throughout, large laundry, functional main bathroom a ...

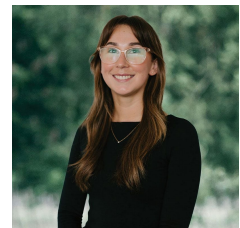
**Price** : \$690,000 - \$740,000

**Land Size** : 528 sqm

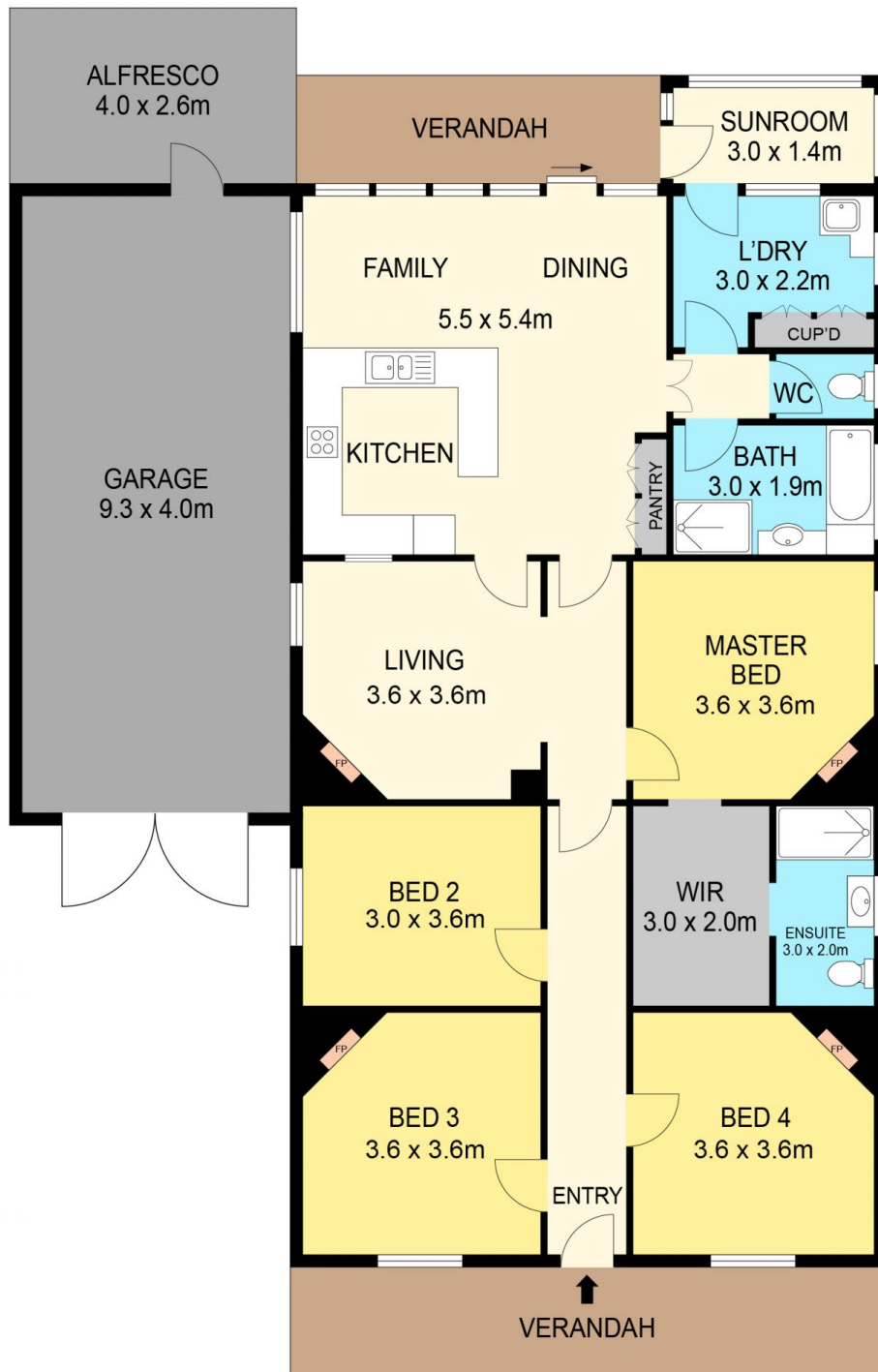
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/golden-point/residential/house/7404717>



**David Morrison**  
03 53312233  
0438 342 227



**Chelsea Skewes**  
5331 2233  
0448913072



**DISCLAIMER**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.

**Ballarat**  
Real Estate

