



**209 Brougham Street Soldiers Hill VIC**

3 1 2

This three bedroom heritage home is full of potential and is positioned in one of Ballarat's best tree lined streets in leafy Soldiers Hill. The location is highly desirable due to its proximity to Ballarat Train Station, Lake Wendouree and CBD. The lucky purchaser will enjoy a convenient lifestyle with schools, parks and cafes all at your fingertips. Inside the home you have three good sized bedrooms, kitchen with space for meals that opens up to your front lounge room with cosy wood heater. At the rear of the home you have a large second living space that overlooks the backyard and has a split system for both heating and cooling. Other features inside include bathroom with separate shower and bath, full laundry and direct access to single remote carport. Outside you have a very spacious yard that would allow for further development or extensions in the futu ...

**Price** : \$ 520,000  
**Land Size** : 429 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/soldiers-hill/residential/house/7723897>

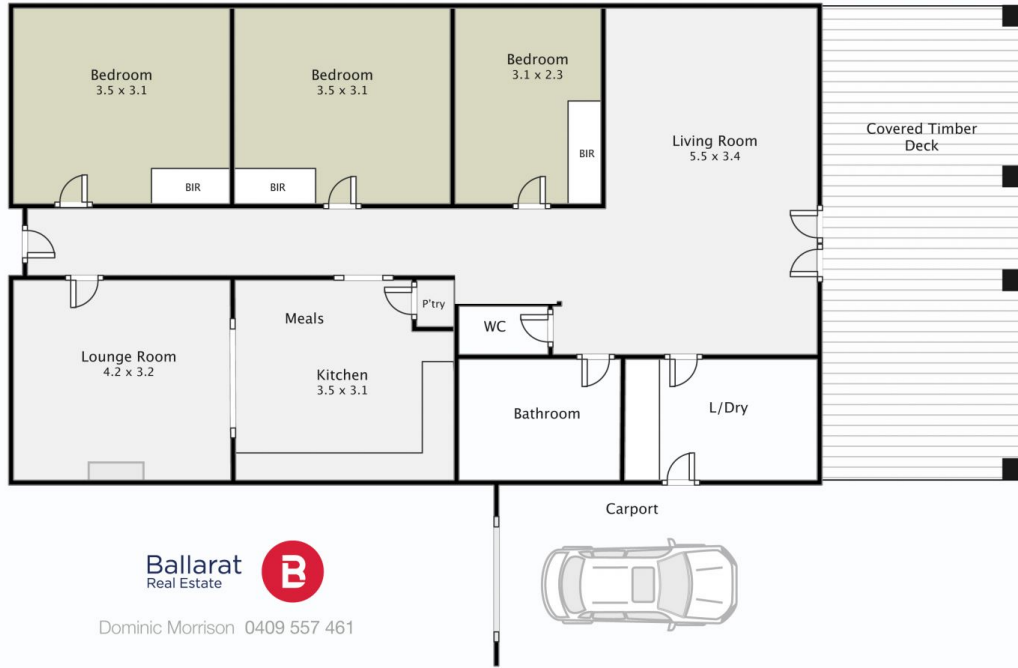


**Dominic Morrison**  
03 53312233  
0409 557 461



**Mitchell Burgess**  
03 5331 2233  
0458019897

209 Brougham St **Soldiers Hill**



This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2023 for Ballarat Real Estate.