

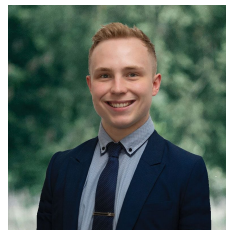


2/238 Humffray Street North Brown Hill VIC

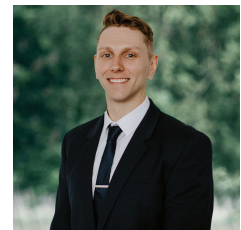
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Nestled in the tranquil neighborhood of Brown Hill, you'll discover this charming unit, situated on a generous 302m2 (approx) parcel of land. Positioned in close proximity to the newly developed Ryan's IGA, The Ballarat CBD, esteemed primary and secondary schools, picturesque walking trails and effortless access to the Western HWY, this location is nothing short of ideal for your new residence. The interior of this abode encompasses two generously sized bedrooms, each thoughtfully adorned with spacious built-in robes. The heart of the home is the open-plan kitchen, dining, and living area, suffused with an abundance of natural light, creating an inviting and cozy space to unwind. Within the kitchen, you'll find a convenient breakfast bench, a stainless steel sink, a freestanding gas oven/stove, and a generously sized pantry to cater to all your culinary need ...

**Price** : \$ 345,000  
**Land Size** : 302 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/brown-hill/residential/unit/7735895>



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