



### 76 Humffray Street North Ballarat East VIC

4 2 1

Nestled in the edge of Ballarat East and Ballarat Central, 76 Humffray Street is a weatherboard gem offering four bedrooms, two bathrooms, and an oversized living area adjoining the well-equipped kitchen. A single bay shed/garage with rare rear access from Scotts Parade adds extra value, while its direct access to the Western Highway and walking distance to Ballarat's CBD make it the perfect urban haven.

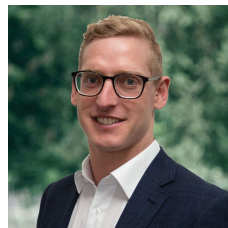
Additional features include central heating through as well as a woodfire in the main living, dishwasher and ceiling fans throughout the bedrooms.

If you're looking for a charming family home in a highly desirable location, don't miss the opportunity to make this property your own. Contact Mitch Couch on 0478 049 401

**Price** : \$ 495,000

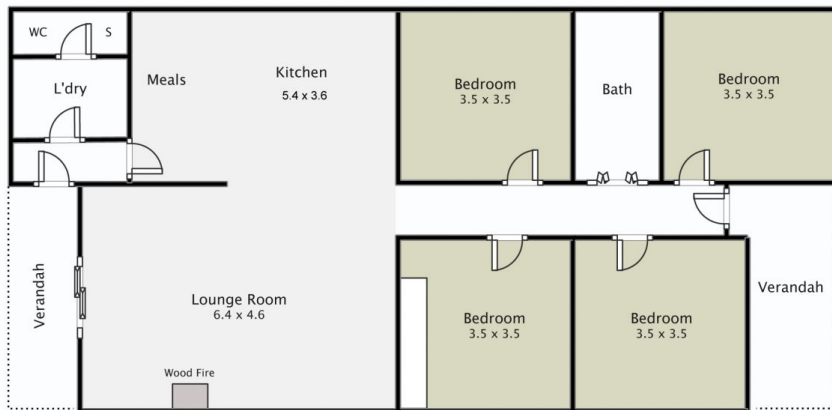
**Land Size** : 476 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/house/7735970>



**Mitchell Couch**  
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76 Humffray St N **Ballarat East**



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