



**414 Drummond Street North Ballarat Central VIC**

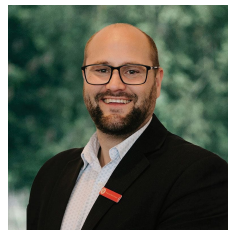
5 1 6

Situated close to Lake Wendouree, the hospital, shops, schools and the CBD is this rare opportunity to secure your future business or home site with 2 medical licences and 6 rear carparks. This rare potential comes with 6 separate rooms that can all be utilised as ether bedrooms, office or consulting rooms (STCA) the home still retains much of its original Crown Victorian charm but has had updates throughout including paint and carpets making it a great blank canvas for those wishing to make it their own. The property has a 5kw solar system and central heating along with full side access to the fully concrete back yard currently set up as 6 full sized car parks. This one really is one that must be seen to be appreciated. While this home would suit those looking for only the very best locations it also suits those wishing to buy their next business expansion ...

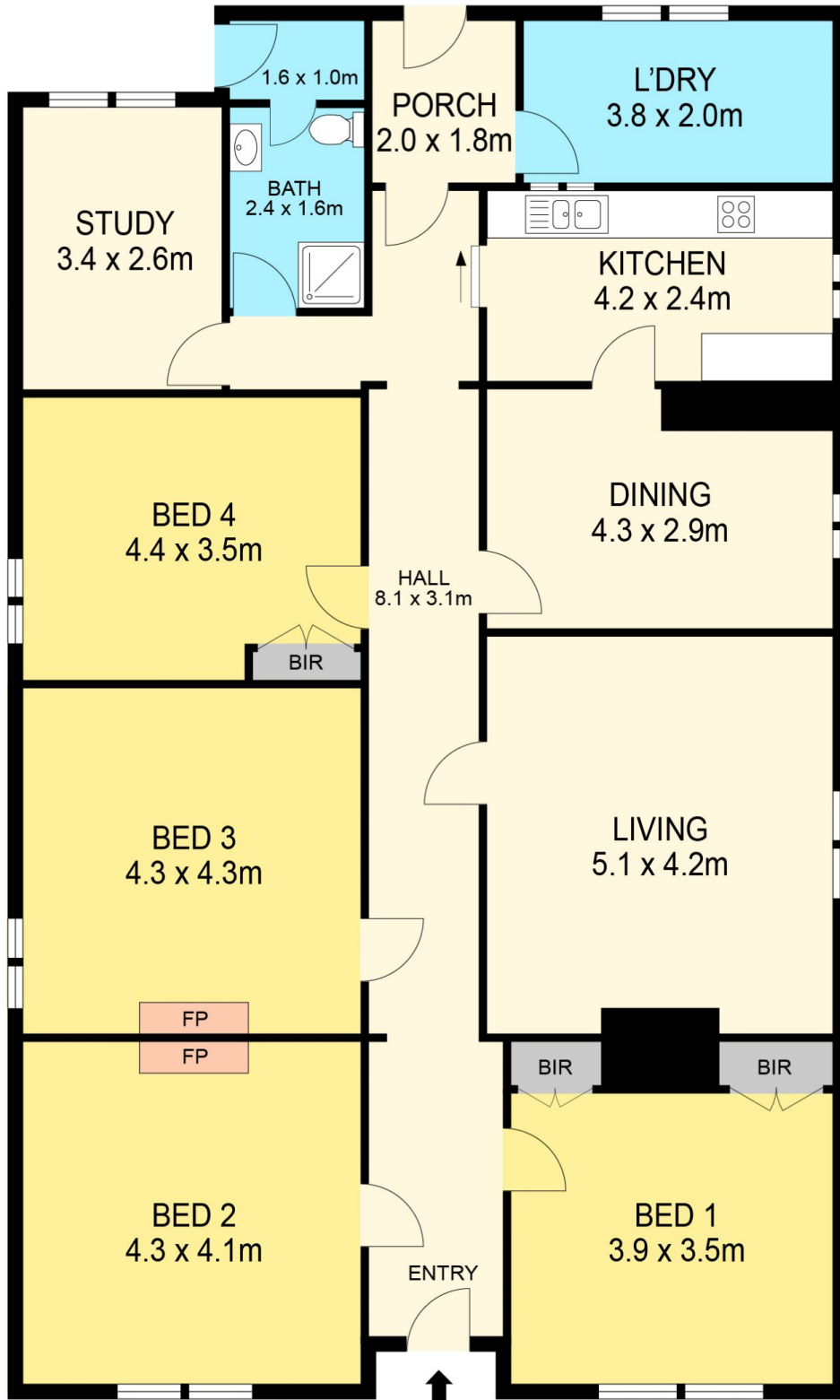
**Price** : \$ 1,100,000

**Land Size** : 782 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-central/residential/house/7761999>



**Blaise Newnham**  
03 53312233  
0423175643



**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

