



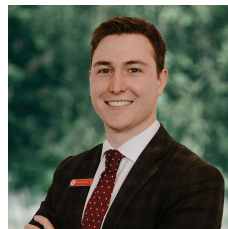
17 St Pauls Way Ballarat East VIC

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Discover the epitome of contemporary living in the heart of Ballarat, mere steps from the vibrant CBD. This stunning two-bedroom, two-bathroom property exudes natural light through expansive, floor-to-ceiling east and north facing double glazed windows, accentuating the spacious living area equipped with a split system for your comfort. Revel in the luxurious touch of heated concrete floors, offering both style and warmth throughout. The sleek modern kitchen, complete with top-tier appliances, beckons culinary enthusiasts to indulge their inner chef. Ample storage solutions ensure every inch of this residence is as functional as it is beautiful. Step outside to discover a private yard, offering a space to unwind and bask in the charm of urban tranquility. This is modern elegance at its finest, ready to embrace its new owners in the heart of Ballarat.

**Price** : \$ 735,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/house/7762004>



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Approx House Area 108m<sup>2</sup>  
Approx Land Area 347m<sup>2</sup>



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**17 St Pauls Way, Ballarat East**

