

**17 Kent Street Ballarat Central VIC**

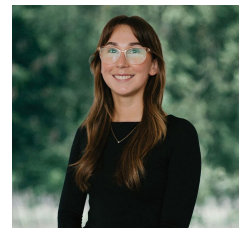
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Nestled at 17 Kent Street, Ballarat Central, this captivating period home presents a harmonious blend of charm and practicality in one of Ballarat's most sought after tree-lined streets. Positioned within a leisurely walk of Sturt Street, residents enjoy easy access to premier colleges, the iconic Lake Wendouree, and popular local cafes. The property sits on a substantial 625m<sup>2</sup> (approx) block with an expansive street frontage, providing an ideal canvas for future extension (STCA). Enter the residence to discover three sundrenched bedrooms and a home adorned with beautiful polished timber floors, complemented by high ceilings that evoke a timeless aesthetic. The separate lounge room offers a cozy retreat, while the open plan kitchen and dining area, thoughtfully updated, seamlessly combines modern functionality with classic elegance. The bathroom adds a touch ...

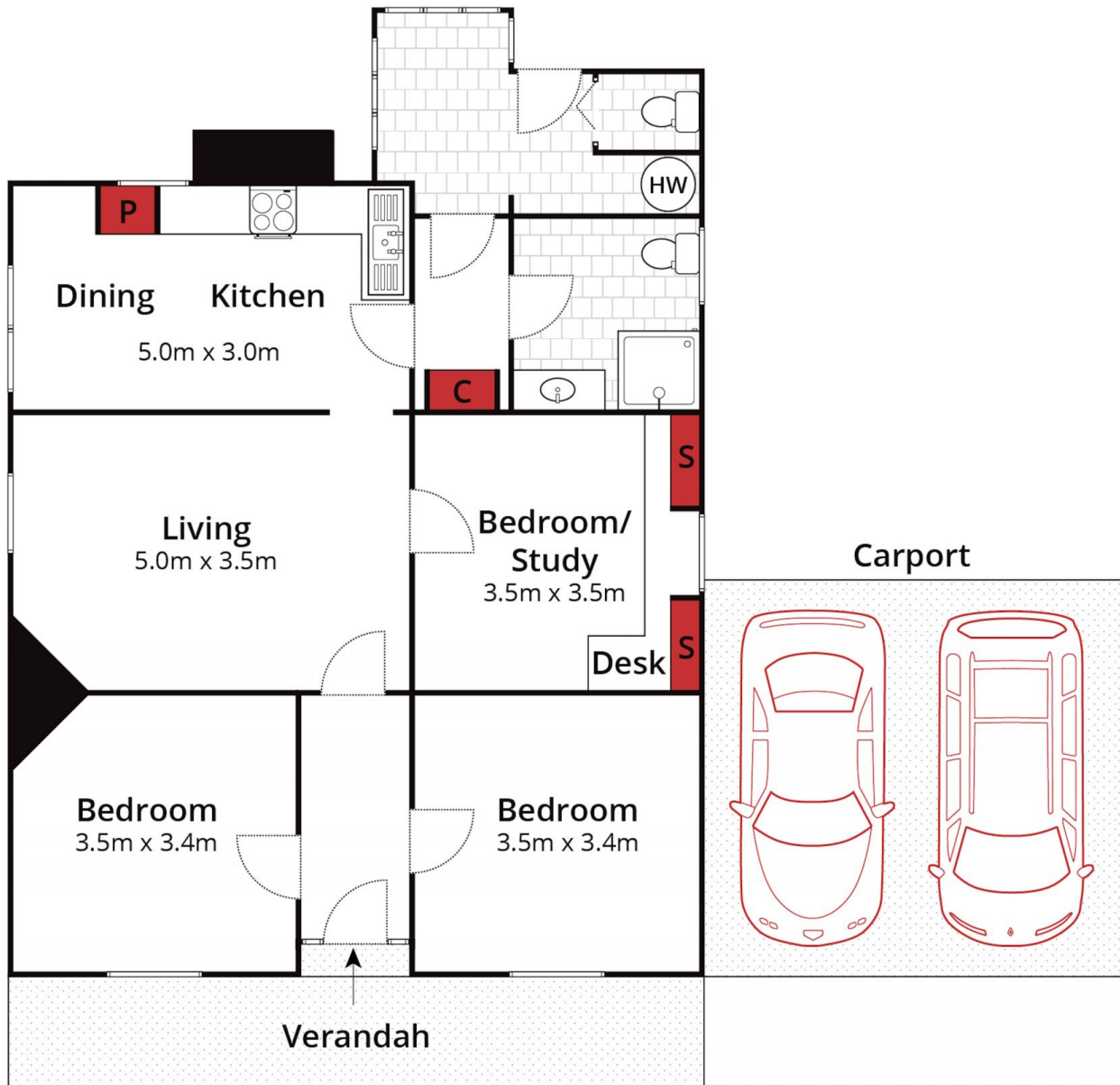
**Price** : \$ 740,000  
**Land Size** : 625 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-central/residential/house/7817858>



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Approx House Area 102m<sup>2</sup>  
Approx Land Area 625m<sup>2</sup>



Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**17 Kent Street, Ballarat Central**

Ballarat  
Real Estate

