



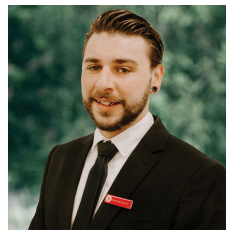
### 3 Walsh Avenue Ballarat North VIC

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This home is perfectly located in highly sought after Ballarat North, in a quiet leafy street, on a large block. Just a short stroll to the Northway Shopping Centre - for pharmacy, IGA, bakery, and more. Those with kids will be delighted with the adjacent Midlands Reserve children's water park, with bus stop around the corner and an easy walk to the local pre-school/primary school.

Inside this solid 1950s gem you will discover a north facing lounge room, which stays surprisingly cool in summer. This ideal family home boasts 3 large bedrooms. Additionally, you will find an impressive 4th bedroom with space for a study and/or craft area. This bedroom also provides direct access to the rear yard and potential to create a private garden or sitting space. All bedrooms provide built in robes and large windows for natural light.

**Price** : \$575,000 - \$610,000  
**Land Size** : 742 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-north/residential/house/7871854>



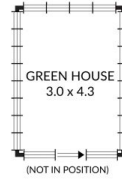
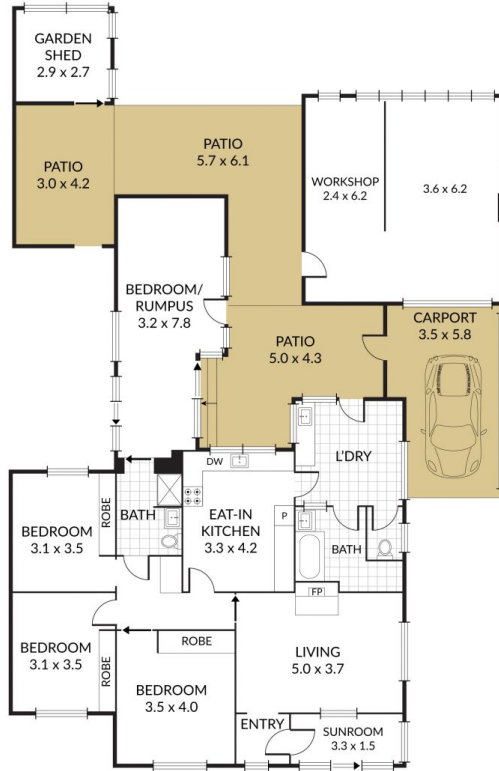
**Brendan Elliott**  
**03 5331 2233**  
**0459 976 132**

Internal 131m<sup>2</sup> External 611m<sup>2</sup> Total 742m<sup>2</sup>

3 Walsh Avenue, **Ballarat North**



4 x 2 x 1 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.