









## 3/1 Canterbury Street Brown Hill VIC

Nestled in a serene Brown Hill locale, this meticulously maintained two-bedroom unit offers tranquility mere steps away from Russell Square Recreation Reserve and the Eureka Trail. Tucked at the rear of a well-kept six-unit complex, it features a welcoming verandah entrance leading into a spacious lounge seamlessly connected to a bright kitchen and adjacent meals area. Two bedrooms with built-in robes, a family bathroom, and a generous laundry complete the interior, while outside, a low-maintenance yard and a single garage with remote roller door and rear yard access enhance convenience. Other features include a new split system and new gas heater. Don't miss out-contact Damian Larkin today.

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**Price** : \$ 330,000 **Land Size** : 334 sqm

View : https://www.ballaratrealestate.com.au/sale/v

ic/ballarat-western-district/brown-hill/residen

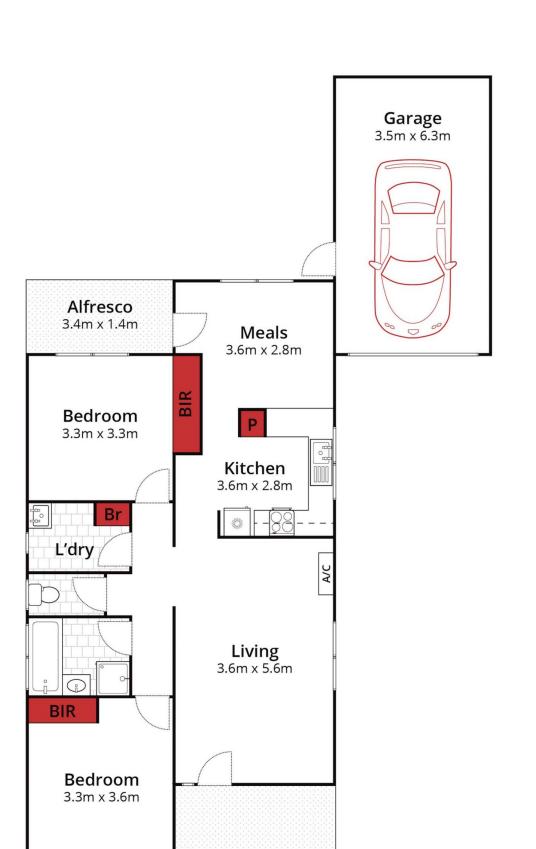
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Approx House Area  $104m^2$ Approx Land Area  $334m^2$   $\implies 2 \implies 1 \implies 1$ Whilst **bwrm.com.au** has made every attempt to ensure the accuracy of the floor plan contained here, mea

