

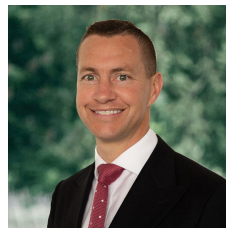


### 3/1 Canterbury Street Brown Hill VIC

2 1 1

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.

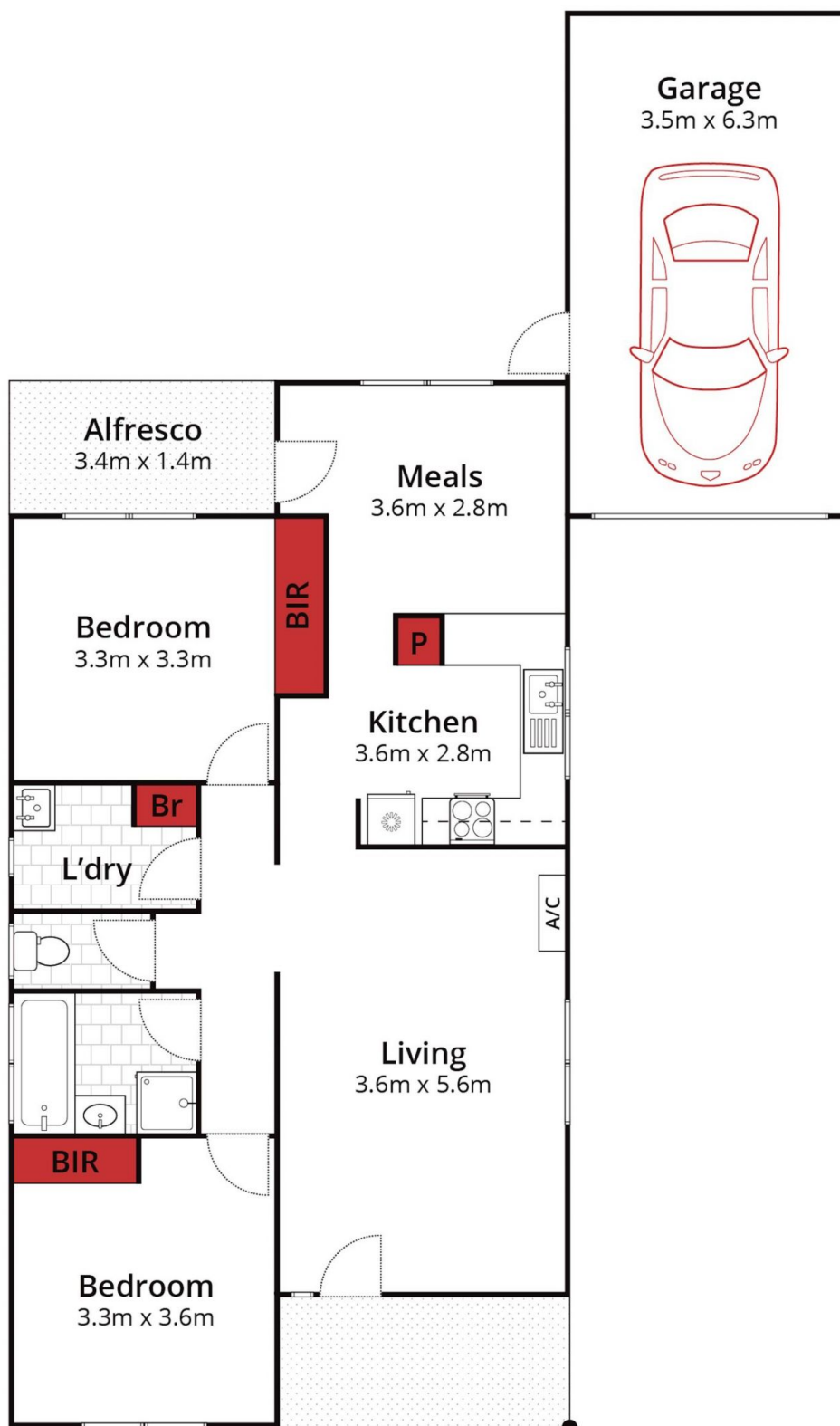
**Price** : \$ 330,000  
**Land Size** : 334 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/brown-hill/residential/unit/7900503>



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Approx House Area 104m<sup>2</sup>

Approx Land Area 334m<sup>2</sup>



Whilst [bwm.com.au](http://bwm.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.

**3/1 Canterbury Street, Brown Hill**

Ballarat  
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