



### 62 Rowe Street Black Hill VIC

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This is a rare central Ballarat opportunity within walking distance to the CBD, GovHub, train station, local restaurants, cafes and sporting facilities. 62 Rowe Street Black Hill features a charming three bedroom home perched on a picturesque street overlooking 1765 sqm (approx) of backyard with views to the north and east. With options to build your dream home or subdivide (STCA), this is indeed a unique central opportunity that is increasingly hard to secure. Set in a fast developing neighbourhood, plans have been drawn-up for a new, exquisite dwelling on the site and can be obtained upon request. Be sure to call the exclusive listing agent Richard Gent on 0427 536 062 to secure this property today.

Plans have been drawn up for an exquisite new home

**Price** : \$690,000 - \$730,000  
**Building Size** : 96 sqm  
**Land Size** : 1765 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/black-hill/residential/house/7916425>



**Richard Gent**  
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