



#### 44 Frances Crescent Ballarat East VIC

3 1 2

Positioned in popular Ballarat East is this low maintenance brick home, on a generous allotment of around 709m<sup>2</sup> (approx). The location is convenient as it is within close proximity of parks, shopping, public transport and a short drive to the Ballarat CBD. Inside you will find three well sized bedrooms, an open plan kitchen and meals area as well as a lounge room. The family bathroom is easily accessible and there is also a full laundry. For heating and cooling there is a split system ensuring all year round comfort. Outside you have a spacious enclosed yard, perfect for the kids to play and dog to explore. This home is perfect for those looking to break into the market or the astute investor. The exclusive listing agent Dominic Morrison looks forward to meeting you at another busy Ballarat Real Estate open home.

**Price** : \$350,000  
**Land Size** : 709 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/house/7924562>



**Dominic Morrison**  
03 53312233  
0409 557 461

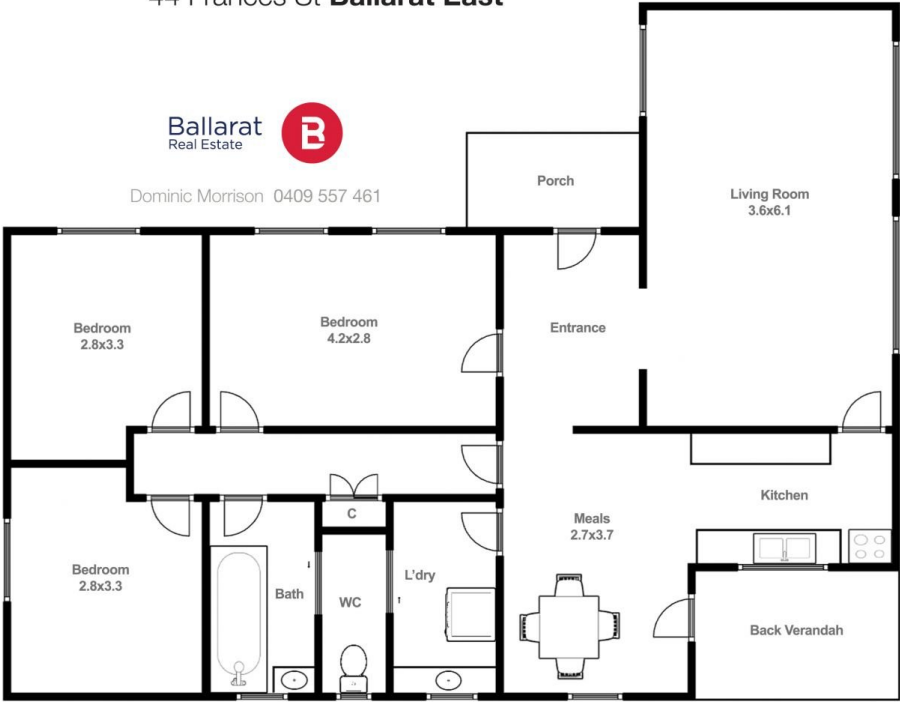


**Mitchell Burgess**  
03 5331 2233  
0458019897

44 Frances St **Ballarat East**



Dominic Morrison 0409 557 461



This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2024 for Ballarat Real Estate.