

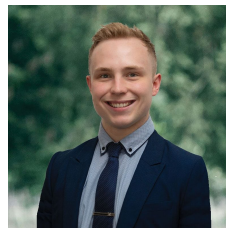


**12 Dyle Parade Ballarat East VIC**

3 1 2

Nestled within Ballarat East's coveted enclave, this delightful family abode presents an exceptional opportunity for first-time buyers, investors, and renovators alike boasting a prime location on a comfortable 363m2 (approx) plot of land. Conveniently positioned with easy access to the Melbourne highway, commuting becomes effortless. Moreover, with the Ballarat CBD at your fingertips essential amenities such as schools, shops, public transport, and recreational facilities are within reach, ensuring a lifestyle of comfort and convenience for you and your loved ones. Inside, the home welcomes you with three spacious bedrooms sharing a well-appointed family bathroom, complete with a separate toilet. The open-plan living area seamlessly integrates the living, dining, and kitchen spaces, fostering an atmosphere of cohesion and functionality. Adding to the appeal ...

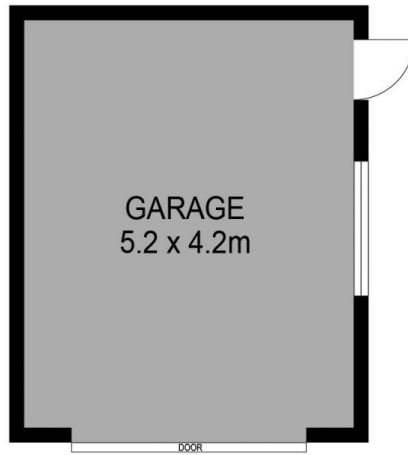
**Price** : \$350,000 - \$375,000  
**Land Size** : 363 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/house/7967796>



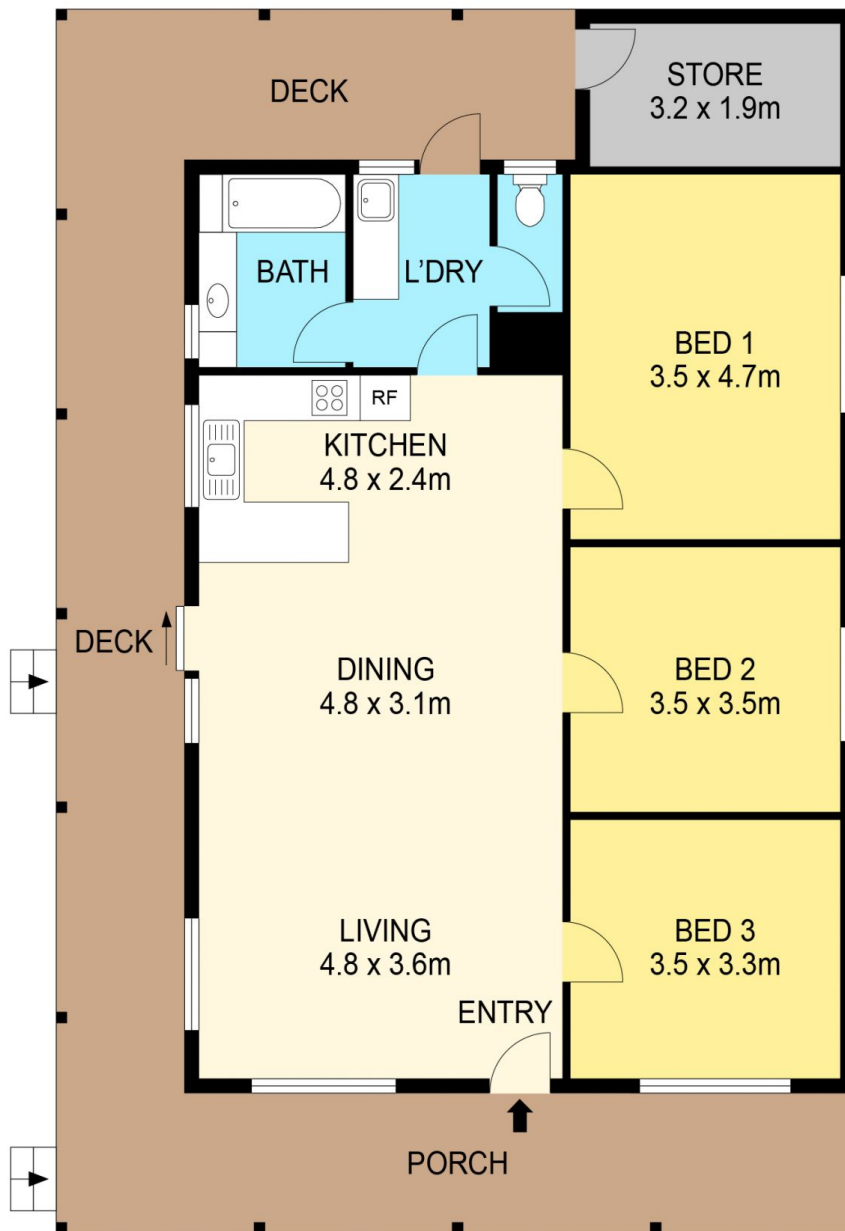
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(NOT IN POSITION)



**DISCLAIMER**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.

**Ballarat**  
Real Estate

