



**9 Kent Street Ballarat Central VIC**

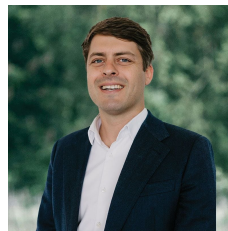
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This attractive period home is nestled in a quiet, tree-lined street in the perfect position, within walking distance to Lake Wendouree and some of Ballarat's most prestigious schools. The location is also convenient to Ballarat CBD, the hospital precinct, and an array of parks and sporting facilities. The sparkling weatherboard home has immense street appeal, and the current owners have completed renovations that won't disappoint. The heritage features, including high ceilings, polished floorboards, and a large bay window, have been preserved while all modern conveniences have been added.

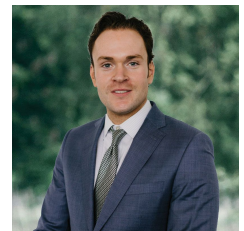
The home boasts an open-plan kitchen, meals, and living area at the rear, which is well connected to the undercover outdoor entertaining area. There is also a large, separate second living area that includes a custom-made study

**Price** : \$ 865,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-central/residential/house/8143248>

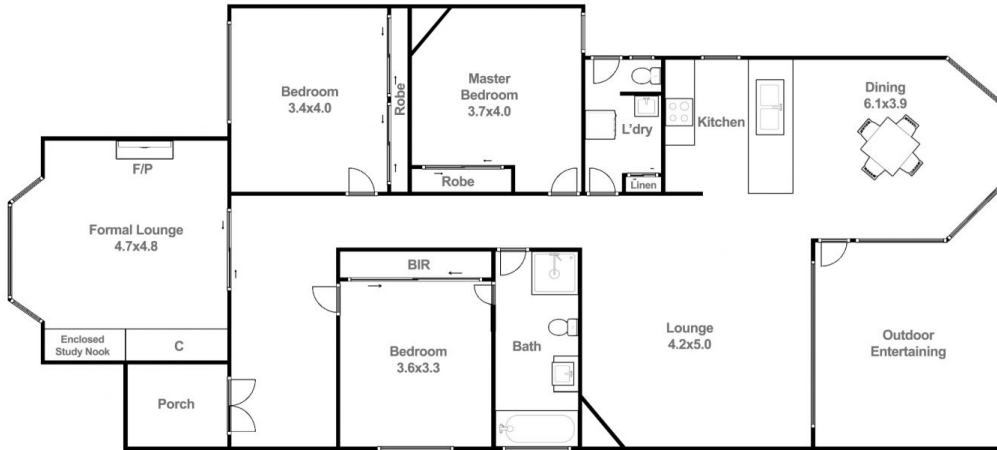


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9 Kent St **Ballarat Central**



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