



### 23 Latitude Court Ballarat East VIC

2 1 1

#### BOOK YOUR INSPECTION ONLINE 24/7

Click "Book an Inspection Time" to select a time that is suitable for you. Alternatively, go to our website [ballaratrealstate.com.au](https://www.ballaratrealstate.com.au) and press the BOOK INSPECTION button to register for a time that suits you.

**View :** <https://www.ballaratrealstate.com.au/lease/vic/ballarat-western-district/ballarat-east/residential/home/8260937>

Situated close to bus stop, a walk up the hill to nearby restaurants and an easy 5 minutes to the central CBD, is this neat and tidy 2-bedroom home. When entering the property, the hallway is filled with natural light allowing the sun to warm the home. The bedrooms are sunlit with good quality window furnishings. The main living opens to an open plan lounge / dining / kitchen area with access to a low maintenance courtyard for entertaining. The home is serviced by gas central heating as well as a split system for year-round comfort.



**David Newcombe**  
5331 2233



**Bailey Wilson**  
03 5331 2233