

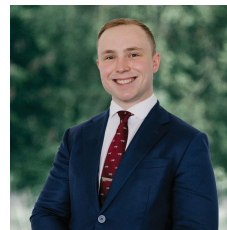


**334 Humffray Street South Golden Point VIC**

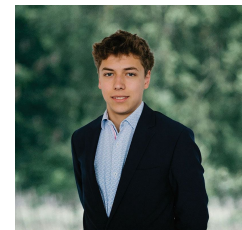
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Situated in the highly sought after central suburb of Golden Point and positioned within walking distance to Federation University, shops, cafes and restaurants. This charming home maintains its attractive features inside and out including high ceilings and bay window and well-kept garden. Internally, this home boasts three large bedrooms, two living rooms, kitchen & meals area, main bathroom, ample storage space and brick fireplace. This home has had a freshen up with new floorboards and a bathroom overhaul that include floor and wall tiles and stepless shower. A space heater will ensure comfort in the colder months, especially in Ballarat's cooler months. Externally, a secure colorbond-fenced yard includes a garage with storage and a water tank. This property will be extremely popular with first home buyers, renovators and investors alike. It is a must-see ...

**Price** : \$525,000 - \$565,000  
**Land Size** : 504 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/golden-point/residential/house/8305343>



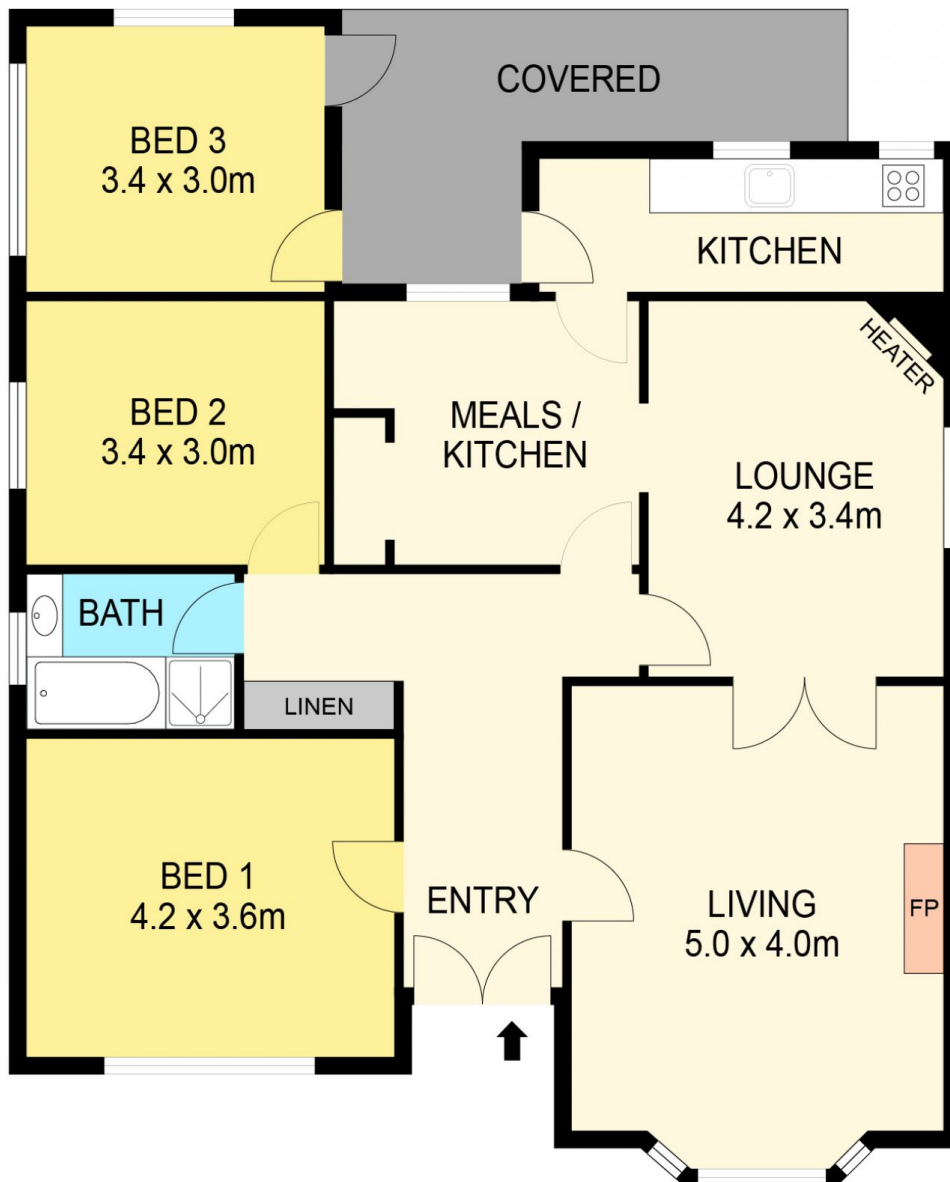
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(NOT IN POSITION)



**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

