



### 412 Armstrong Street South Ballarat Central VIC

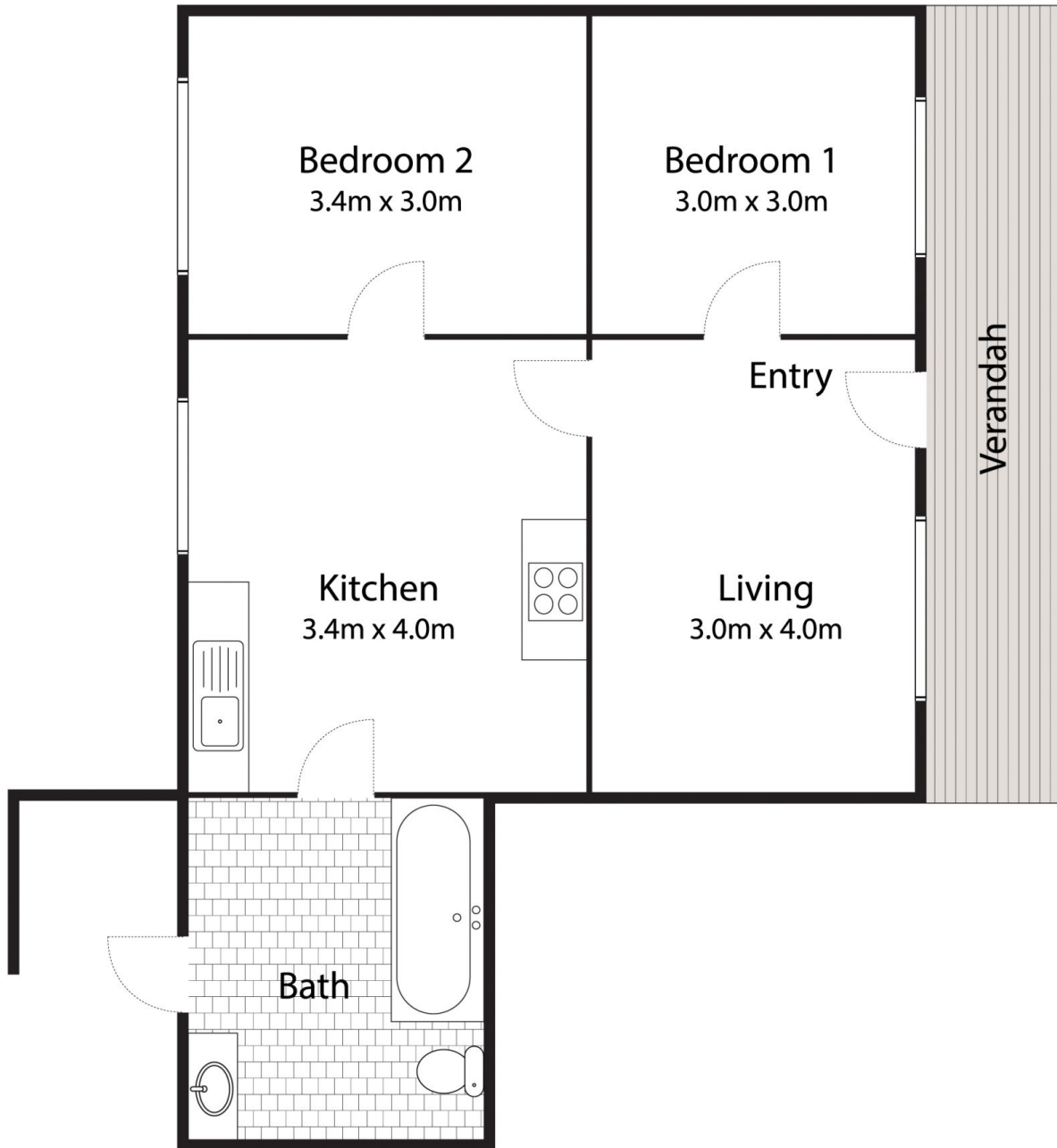
2 1

Discover an exceptional opportunity to secure your own slice of Ballarat history with this delightful two-bedroom, one-bathroom cottage, perfectly positioned in one of the city's most convenient and desirable pockets. Tucked away on a quiet, wide street lined with a beautiful central reserve, this property offers both charm and potential just a five-minute stroll from the heart of the Ballarat CBD. Owned by the same family for over 35 years, this home now presents an exciting chance for its next chapter. While in need of renovation, the possibilities are endless. Whether you're dreaming of restoring it into a character-filled haven, creating a stylish Airbnb retreat, or developing a low-maintenance investment property in a high-demand area. The spacious yard provides ample room to extend or landscape (STCA), creating an inviting outdoor space to complement y ...

**Price** : \$ 338,000  
**Land Size** : 263 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-central/residential/house/8541379>



**Alex Stepnell**  
03 53312233  
0407373507



2 1 0

Whilst klapper films has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

412 Armstrong Street South, Ballarat Central

