



### 13 Church Street Ballarat Central VIC

4 3 3

This quality Georgian style, steel framed home is tucked away in one of Ballarat's most prestigious tree lined streets. The location enjoys close proximity to Lake Wendouree, top public and private schools, the hospital precinct and CBD all while being in a very quiet street. Behind the private and secure front fence you will find an inviting four or five bedroom home complete with rear access to a triple lock up garage with remote door. The home has quality fixtures and fittings throughout as well as sweeping high ceilings that offer a sense of space while the abundance of windows bath the home in natural light. The kitchen, meals and living area is open plan with French doors out to your spacious outdoor entertaining area. There is a further formal dining and living space that is separate and is close by to your study with quality joinery that could also b ...

**Price** : \$ 1,200,000

**Land Size** : 457 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-central/residential/house/8575955>



**Adam Vranesic**

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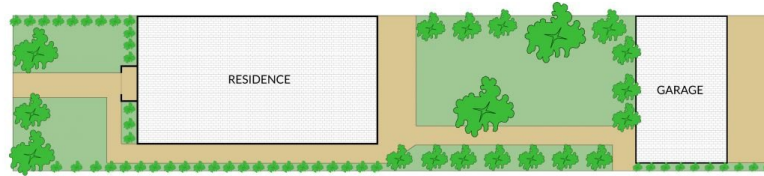
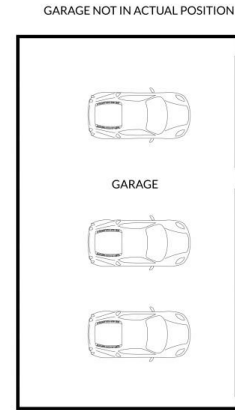
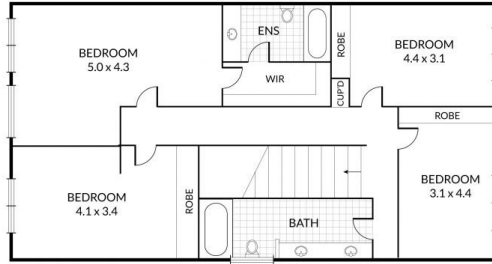
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Internal 167m<sup>2</sup> External 291m<sup>2</sup> Land Size 458m<sup>2</sup>

# 13 Church Street, Ballarat Central



4 x 3 x 3 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.