



## 2 East Street Bakery Hill VIC

5 3 2

Set on a corner allotment, one block off Victoria Street, just a stone's throw from Bridge Mall, Bakery Hill Shopping Complex, Ballarat CBD, quality schools and with easy access to Melbourne Freeway and Geelong Road. Walking distance to Ballarat Train Station, Federation University and Ballarat Gov Hub, this stunning Victorian home of grand proportions oozes character, charm, and period features throughout - an incredible opportunity not to be missed! Featuring 12.5 ft ceilings, hardwood flooring throughout majority of the home, hydronic heating, re-wiring, re-plumbing, new HWS with separate HWS just for kitchen to guarantee instant hot water, solar panels on the roof, all fireplaces in working order and more! With five generously sized bedrooms, separate study, three living, two dining areas, main kitchen and separate kitchenette, three bathrooms, two laund ...

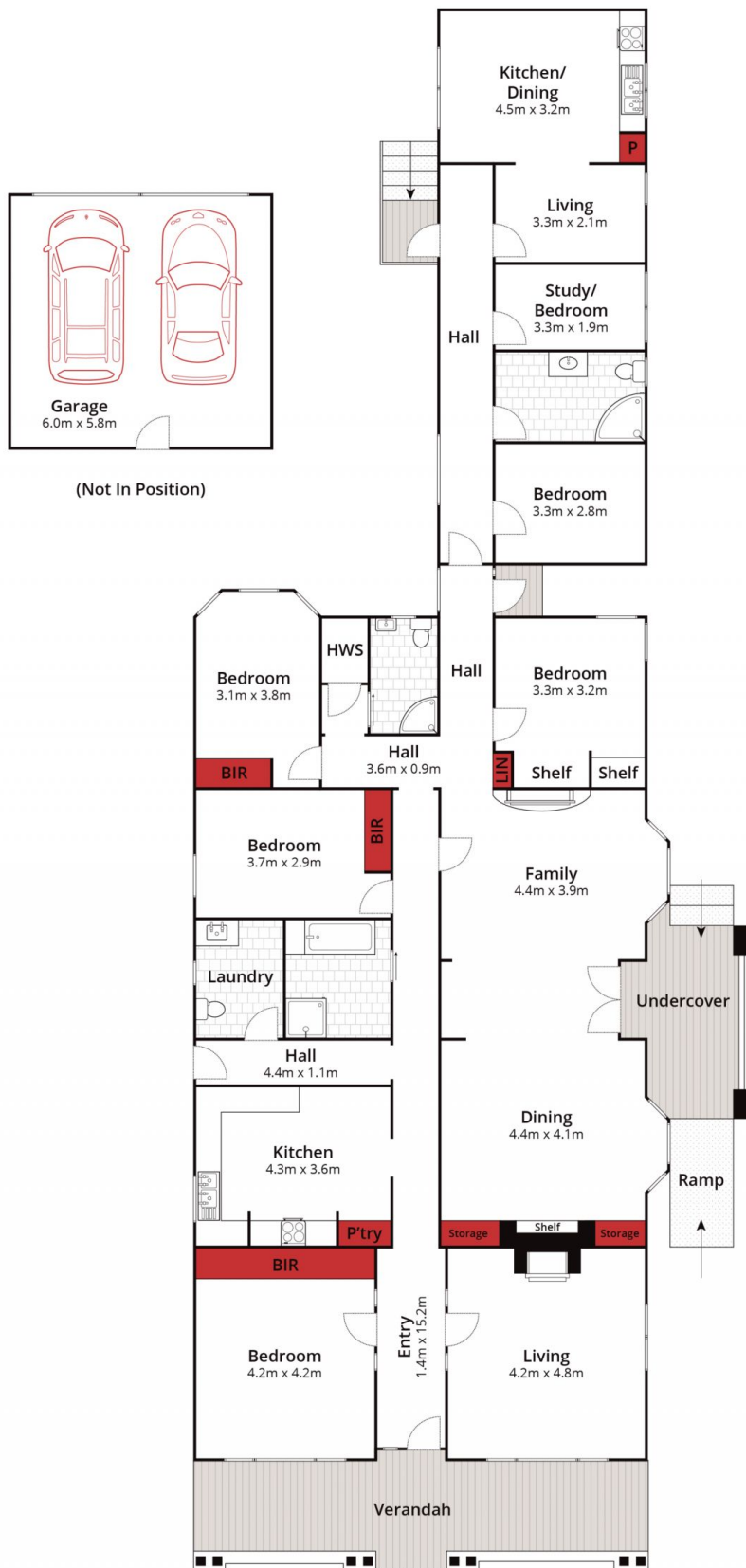
**Building Size** : 279 sqm

**Land Size** : 596 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/bakery-hill/residential/house/6776268>



**Jo Thornton**  
03 53312233  
0409356478



Approx House Area 275m<sup>2</sup>  
Approx Land Area 596m<sup>2</sup>



Whilst [bwrn.com.au](http://bwrn.com.au) 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.

## 2 East Street South, Bakery Hill

