



704 Eureka Street Ballarat East VIC

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Situated on the Melbourne side of town close to Woodmans Hill Secondary School, a short drive to the CBD, train Station and quick access to the Western Hwy is this rare opportunity to get potential and block size all rolled into one at 857m2 approx. This sound investment comprises of three or four bedrooms depending how you treat the layout with a study and two bathrooms, one bathroom has been updated. The home has central gas heating and is boosted with split system heating and cooling. The rear yard is large and would suit future development (STCA) while the current rental return is \$340 pw. Call Blaise Newnham today 0423 175 643.

Price : \$ 560,000
Land Size : 857 sqm
View : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/house/6790510>



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