



#### 4 Callow Street Golden Point VIC

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Situated in an ideal location within close proximity to the Ballarat CBD, Llanberris Athletics Reserve, restaurants and cafes is this special buying opportunity. The property features two good sized bedrooms with an external bungalow, perfect for an optional third bedroom or studio. The spacious and open plan kitchen flows through the vibrant dining area to a large living space offering beautiful polished timber floorboards. Set on approximately 518m<sup>2</sup> with rear access there's incredible scope and potential for customised landscaping, extension or subdivision (STCA). Other features of the property include a practical bathroom, reverse cycle heating, huge double garage with power and room for a workshop, good sized patio area for entertaining and a 3m x 3m shed for storage. This home suits all buying criteria, there's lots of scope for family living and would ...

**Price** : \$ 412,500

**Land Size** : 518 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/golden-point/residential/house/6792926>



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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2021 for Ballarat Real Estate.



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