



### 1A Bellbird Court Mount Helen VIC

3 1 1

Located in the highly popular lifestyle suburb of Mt Helen, close to Federation University, IBM/technology park and Midvale shopping strip is this quality three-bedroom brick home. Set on a generous corner allotment the home boasts a light filled entertainer's kitchen with open plan living and meals area, three generous bedrooms all with BIR's and a central bathroom. Other features of the property include central ducted heating, separate laundry with a second toilet and access to a secure rear yard. Currently rented at \$300pw till February 2022 this property would make an ideal addition to any investment portfolio, first home purchase or downsizer. Just be quick!

JD1803

**Price** : \$ 415,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/mount-helen/residential/house/6799458>

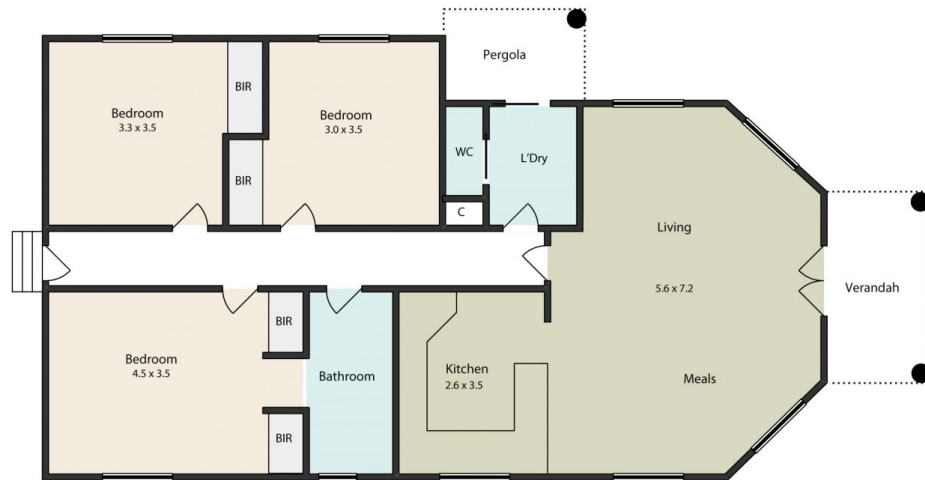


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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2022 for Ballarat Real Estate.



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