



### 35 Jopling Street Ballan VIC

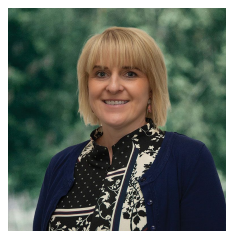
3 2 2

Situated in the popular township of Ballan, within walking distance to the train station, IGA supermarket, primary schools, cafes/restaurants, pharmacy, local butchers, parklands and more, is this quality three-bedroom brick veneer home set on approx. 715m<sup>2</sup>. The home comprises a large master bedroom with spacious walk-in robe, tv bracket and updated ensuite, a further two bedrooms both with BIR. The open plan light filled kitchen, living and dining space has Bosch dishwasher and oven, Blanco gas cooktop, double sink and separate pantry with plenty of counter space and storage. The incredibly spacious lounge offers a Rinnai gas heater with feature fireplace, and a split system, both offering effective and efficient year-round comfort. Central main bathroom includes separate bath and shower, together with separate toilet and separate laundry with built in ca ...

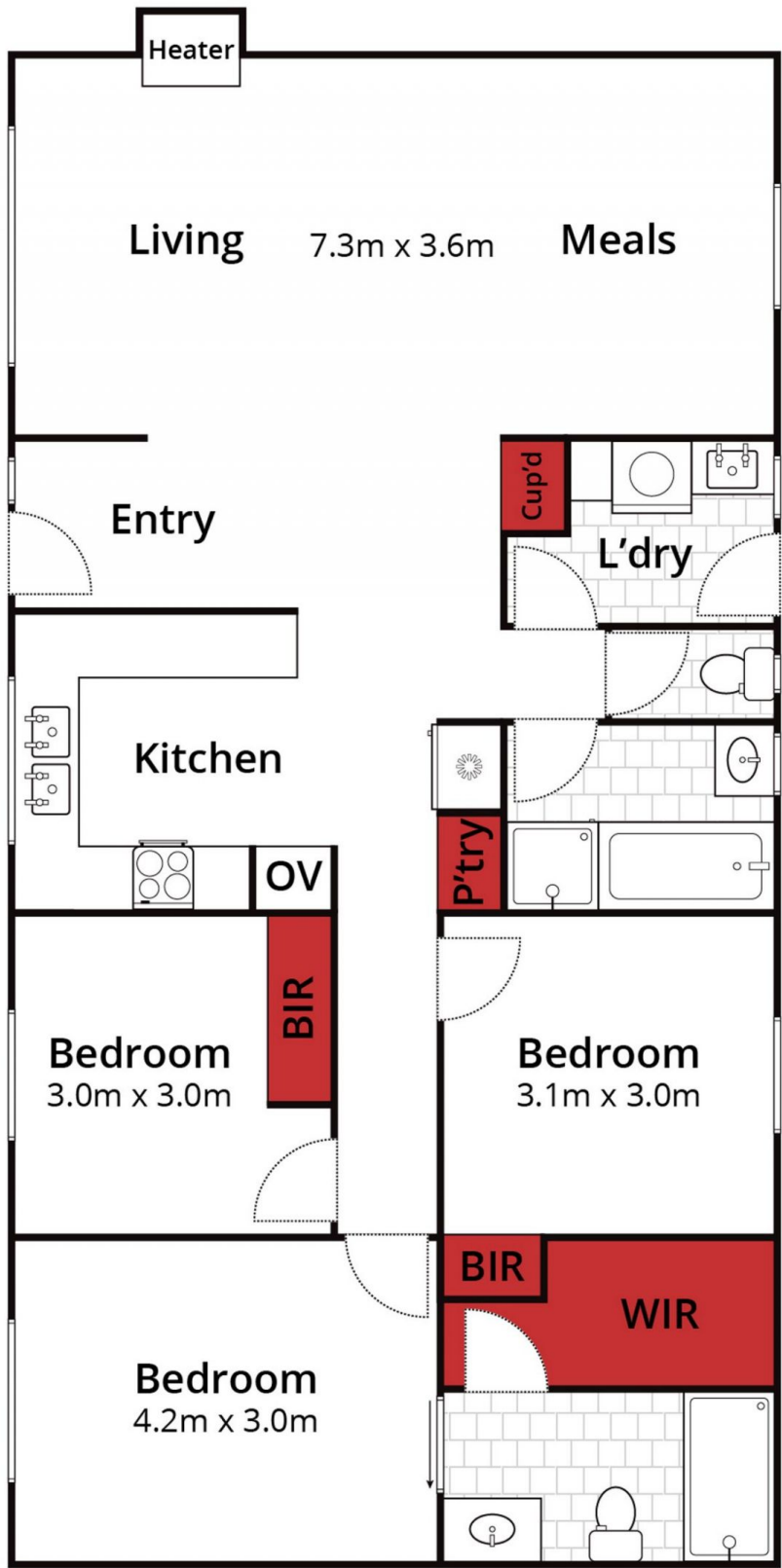
**Price** : \$ 545,000

**Land Size** : 715 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballan/residential/house/6835119>



**Jo Thornton**  
03 53312233  
0409356478



Approx House Area 104m<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.

**35 Jopling Street, Ballan**

**BALLARAT**  
REAL ESTATE