



### 1 Hill Street Beaufort VIC

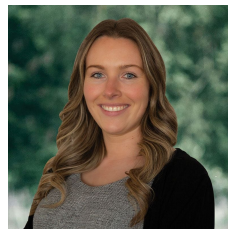
3 1 2

Situated in a sought after location within walking distance to the local primary school, CBD, supermarket and public transport is this versatile brick home.

Internally you will find three bedrooms, all consisting of BIRs. Two spacious living areas that are full of light with north facing windows taking in the low maintenance front garden. The dual access bathroom has a separate toilet, shower and bath. There is an additional room which can be used for a home studio, or bedroom with its own outdoor access. Externally the home is positioned on an elevated 760m<sup>2</sup> (approx.) block with secure fencing, carport as well as a garden shed. This is great opportunity which should not be missed. Call Sarah Hanley on 0429 579 677 to arrange a private inspection.

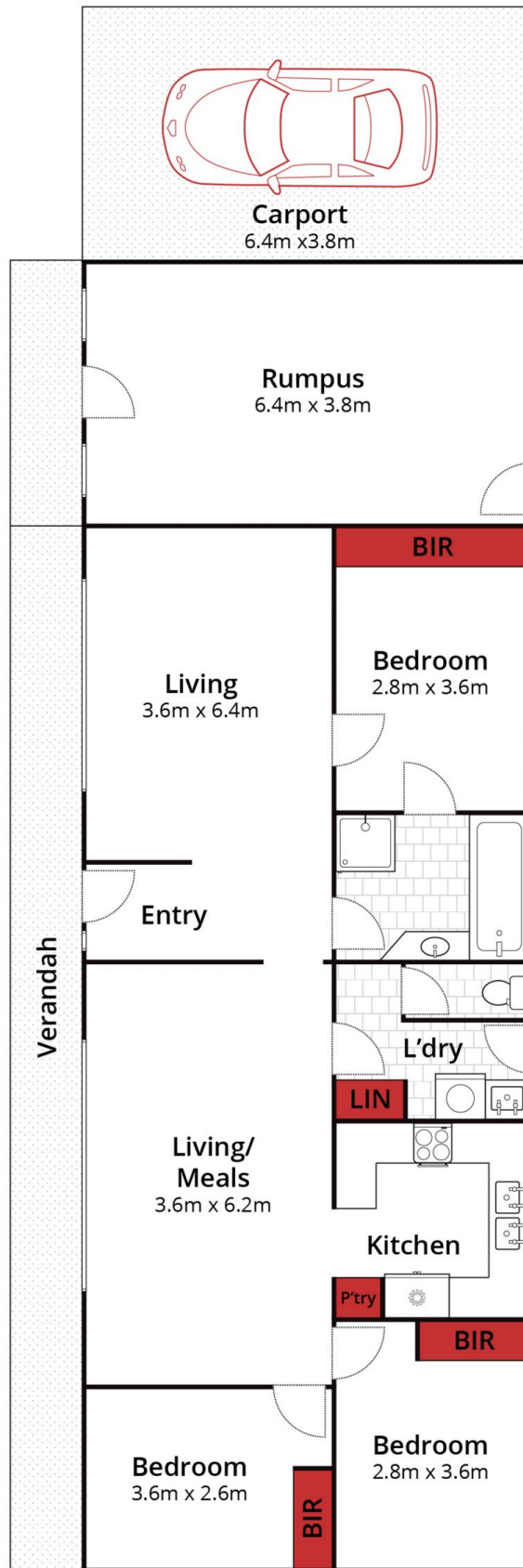
**Price** : \$ 401,500

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/beaufort/residential/house/7062422>



**Sarah Hanley**  
0429579677





Approx House Area 130m<sup>2</sup>  
Approx Land Area 762m<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.

**1 Hill Street, Beaufort**

**Ballarat**  
Real Estate

