



### 806 Lydiard Street North Soldiers Hill VIC

3 2 2

This stunning renovation was recently completed by a local boutique builder with no expense spared resulting in a magnificent family home in one of Ballarat's most prestigious streets. The position is popular for its proximity to Ballarat Train Station, schools, cafes and Ballarat CBD. The original brick facade is attractive and forms a solid foundation for the modern transformation that lies within. The house enjoys plenty of heritage features such as original timber floorboards, high ceiling and a grand entrance hall. The kitchen, meals and living are open plan and generous with an abundance of natural light. The kitchen has luxurious appliances, stone bench tops and plenty of storage. The lounge enjoys a cozy gas log heater while the large dining space is big enough for friends or the extended family while also having space to the side for a second living ...

**Price** : \$ 815,000  
**Land Size** : 494 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/soldiers-hill/residential/house/7109410>

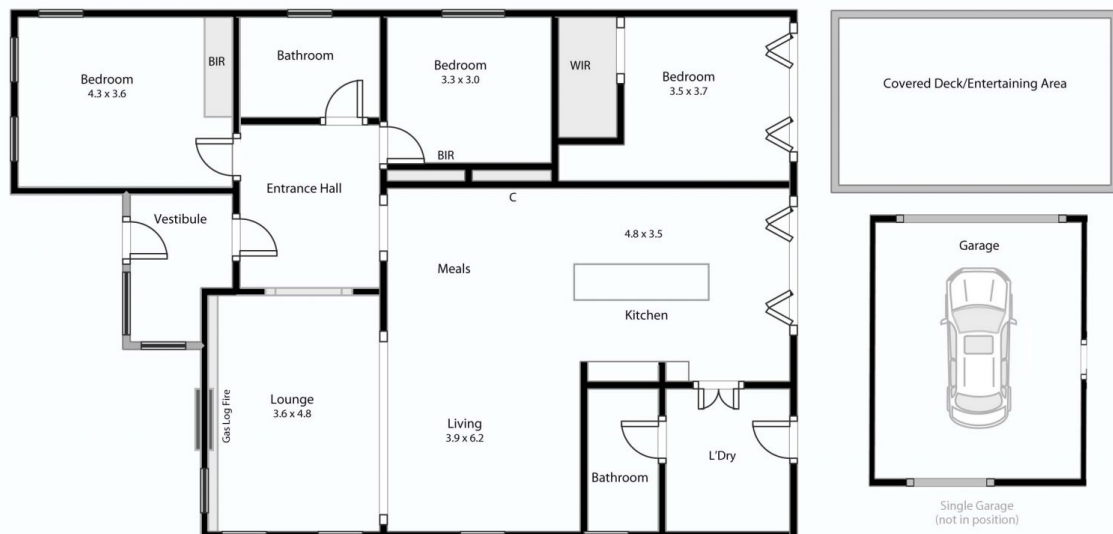


**Dominic Morrison**  
5331 2233  
0409 557 461



**Mitchell Burgess**  
03 5331 2233  
0458019897

## 806 Lydiard St Soldiershill



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



Contact: Dominic Morrison 0409557461