



### 309 Eureka Street Ballarat East VIC

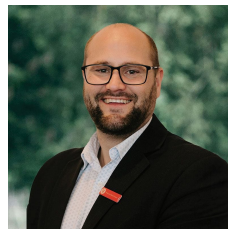
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Set on approximately 582sqm with rare dual street frontages to both Eureka Street at the front and Ford Street at the rear, this property offers untapped future potential for sub division of large shed for trade use (STCA) A three-bedroom home with plenty of versatility in the floorplan. Recently repainted throughout, bedrooms 1 and 2 at the front of the home both excellent in size and offer built-in robes and updated carpet. The central lounge offers updated floor coverings and generous size with a third bedroom or perhaps a formal living space that has also been updated to offer a move in ready option with nothing to do. The property boasts new ducted heating throughout and a separate gas heater in the dining area off the kitchen area. Outside, some of the work for the subdivision has already been completed, with the rear block being fenced off creating yo ...

**Price** : \$ 451,250

**Land Size** : 583 sqm

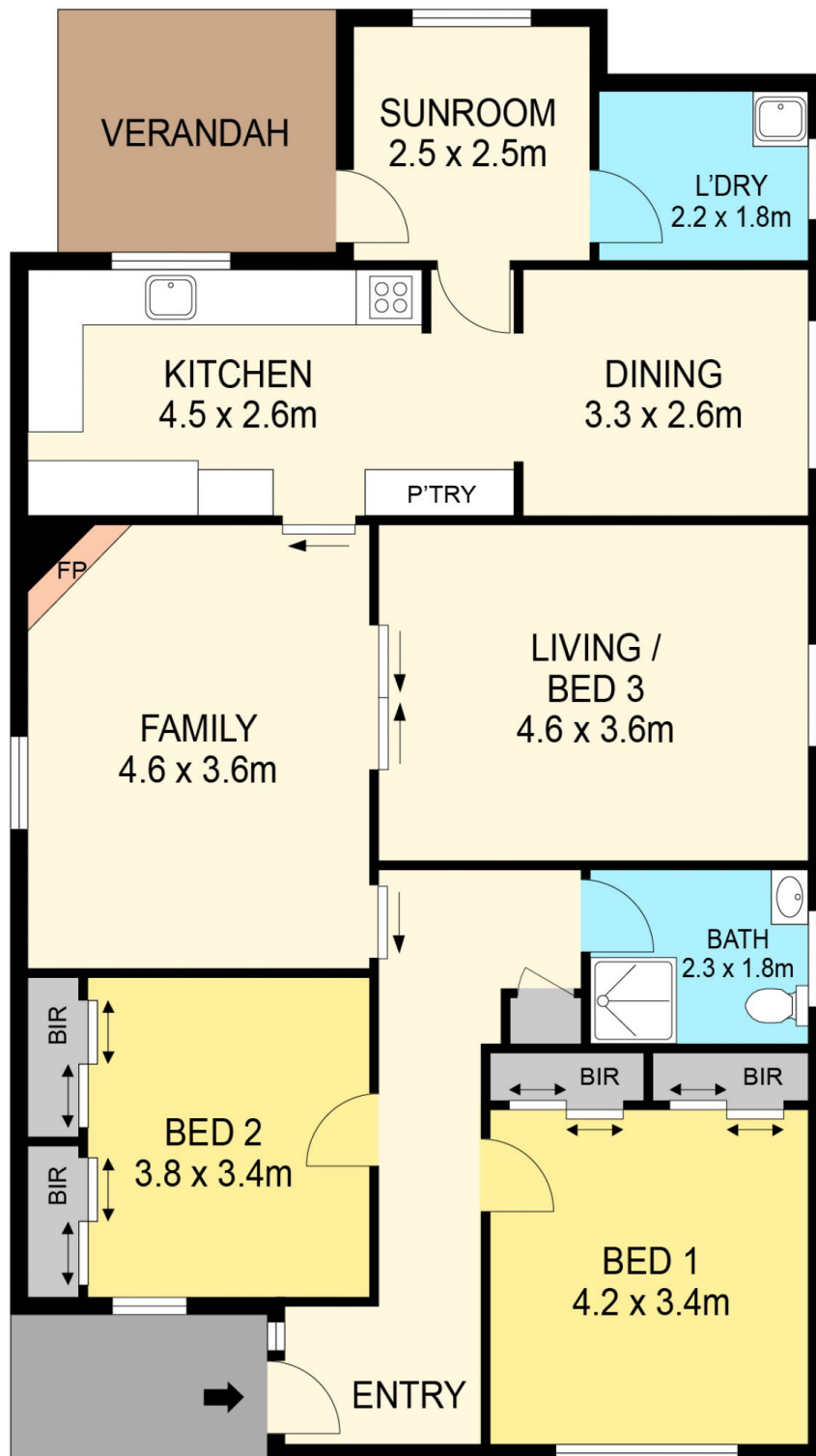
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/house/7204642>



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Real Estate

