

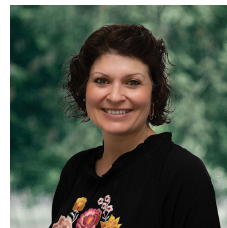


### 104 Larter Street Golden Point VIC

2 1 1

Perfectly positioned to shops, restaurants, medical facilities and only minutes from the Ballarat CBD is this well maintained two-bedroom home. The two bedrooms are of generous size both with built in robes and one with split system. The bathroom is central to the home offering shower, bath and separate toilet. The spacious, sun-drenched living room with split system leads onto the well-equipped kitchen and separate laundry. You will enjoy the undercover entertaining area, fully fenced spacious rear yard with low maintenance gardens and lock up garage. Homes in this location with such potential do not last long so be quick to book your private inspection with the exclusive listing agent Tash Guinea 0439 831 058.

**Price** : \$ 383,000  
**Land Size** : 505 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/golden-point/residential/house/7291541>



**Tash Guinea**  
03 53312233  
0439 831 058

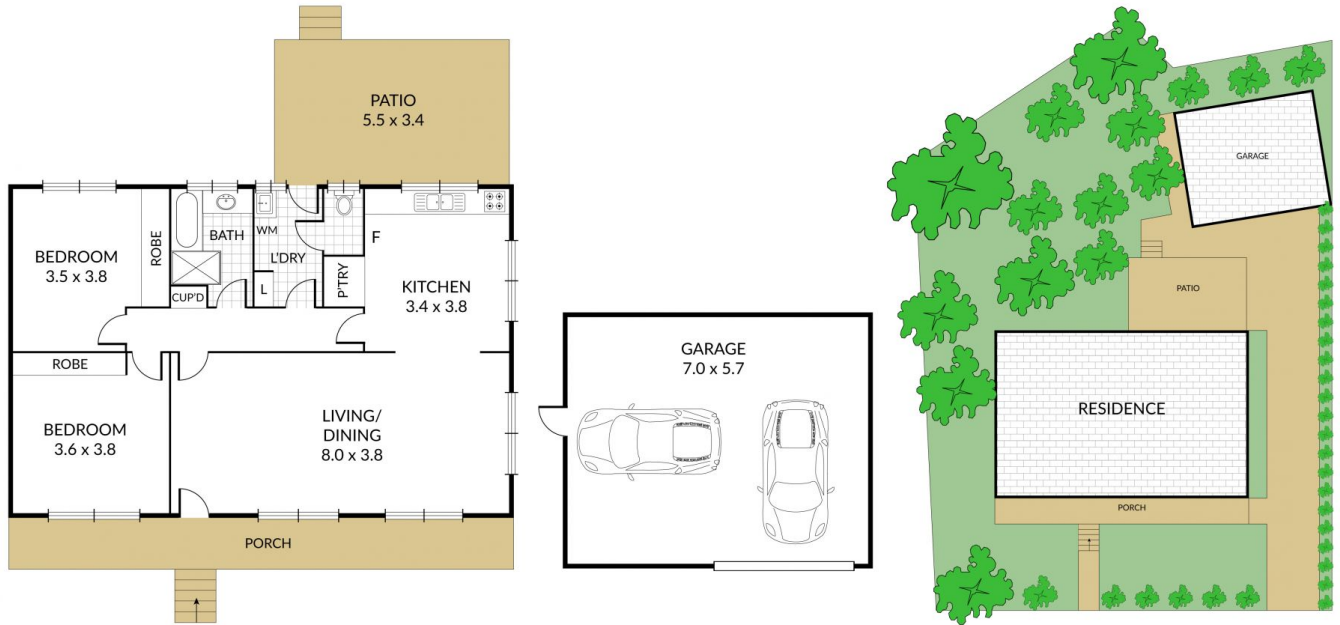
Internal 126m<sup>2</sup> External 378m<sup>2</sup> Land Size 504m<sup>2</sup>

104 Larter Street, **Ballarat East**



2 x 1 x 2 x

NORTH



**NOTE:** Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.