



#### 4 Sovereign Street Golden Point VIC

3 2 1

This delightful centrally located home built by a quality local builder in highly sought-after Golden Point has it all. Beautifully positioned within walking distance to CBD, cafes, restaurants, supermarkets, shops, Lake Esmond, Sovereign Hill and only a short drive to Fed Uni and schools. This beautifully presented home features 3 great size bedrooms all with built in robes. The master enjoys a WIR and large size shower in what is a very spacious ensuite. The central bathroom has both shower and bath with separate WC. You will love the light filled open plan kitchen living and dining area. The modern kitchen offers great storage and quality stainless steel appliances. Outside is an undercover alfresco area perfect for entertaining. Other features include central heating and split system, energy efficient windows, private driveway, single car garage plus ro ...

**Price** : \$ 600,000

**Land Size** : 498 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/golden-point/residential/house/7318681>



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Internal 133m<sup>2</sup> External 365m<sup>2</sup> Total 498m<sup>2</sup>

# 4 Sovereign Street, **Golden Point**



3 x 2 x 2 x



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