



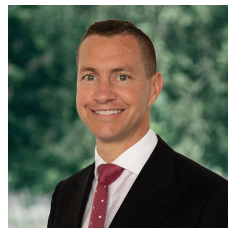
**191 Scott Parade Ballarat East VIC**

4 2 2

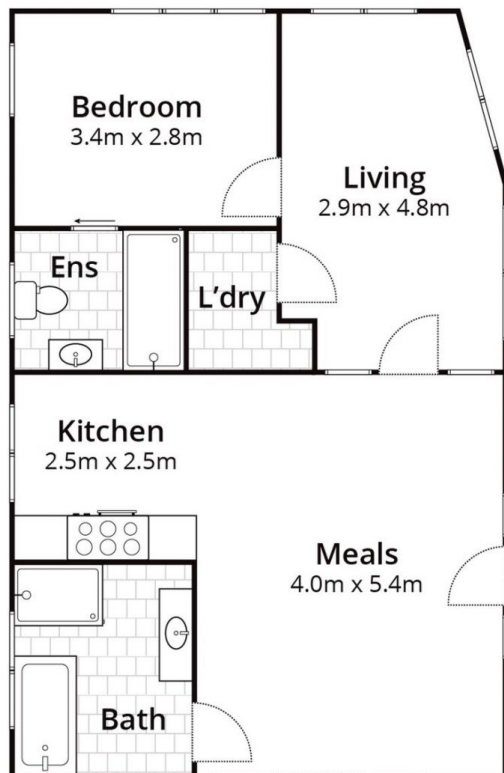
Nestled behind the fence and established gardens including soaring gum trees lies a character-filled weatherboard home oozing charm, quirkiness, and coziness, yet ample room for the growing family. The first two rooms on entry are tucked neatly on either side of the home, perfect as bedrooms or a home office space. There is also a powder room providing a third toilet for the family and guests.

Meandering around the staircase the house opens up to a spacious living zone with raked ceilings & natural light through the skylights that flood this zone. There is a gas log fire and split system for year-round comfort. The pocket windows upstairs give a quaint & fun touch and add to giving this area an open feeling. Flowing through from this zone is the kitchen & meals area, which is compact yet functional, complete with a Smeg 900mm upright cooker,

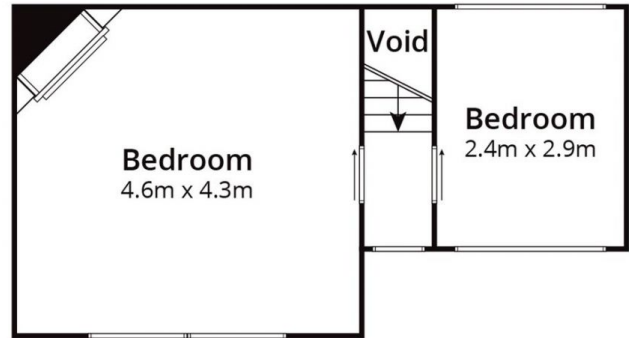
**Price** : \$ 620,000  
**Land Size** : 539 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/house/7414472>



**Damian Larkin**  
03 53312233  
0417 088 755



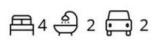
Ground Floor



First Floor

Approx House Area 166m<sup>2</sup>

Approx Land Area 505m<sup>2</sup>



Whilst [bwm.com.au](http://bwm.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.

**191 Scott Parade, Ballarat East**

Ballarat  
Real Estate

