



**611A Lydiard Street North Soldiers Hill VIC**

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Positioned in one of Ballarat's most desirable, leafy, tree lined streets is this charming clinker brick home with a generous land holding of 656m2 (approx). This location is highly sought after for its close proximity to Ballarat Train Station, schools, popular cafes, restaurants and everything the bustling Ballarat CBD has to offer. The property facade has street appeal and is a good indication of what lies within. Features include polished wooden floorboards, plantation shutters and leadlight windows. Inside you will find two well sized bedrooms with built in robes, there is an additional study which could also be used as a third bedroom. The kitchen is a good size with Miele dishwasher and leads to the formal dining space. A large lounge room provides a great area for the family to enjoy. The bathroom comes equipped with a separate bath and shower while ...

**Price** : \$ 635,000  
**Land Size** : 656 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/soldiers-hill/residential/house/7430343>

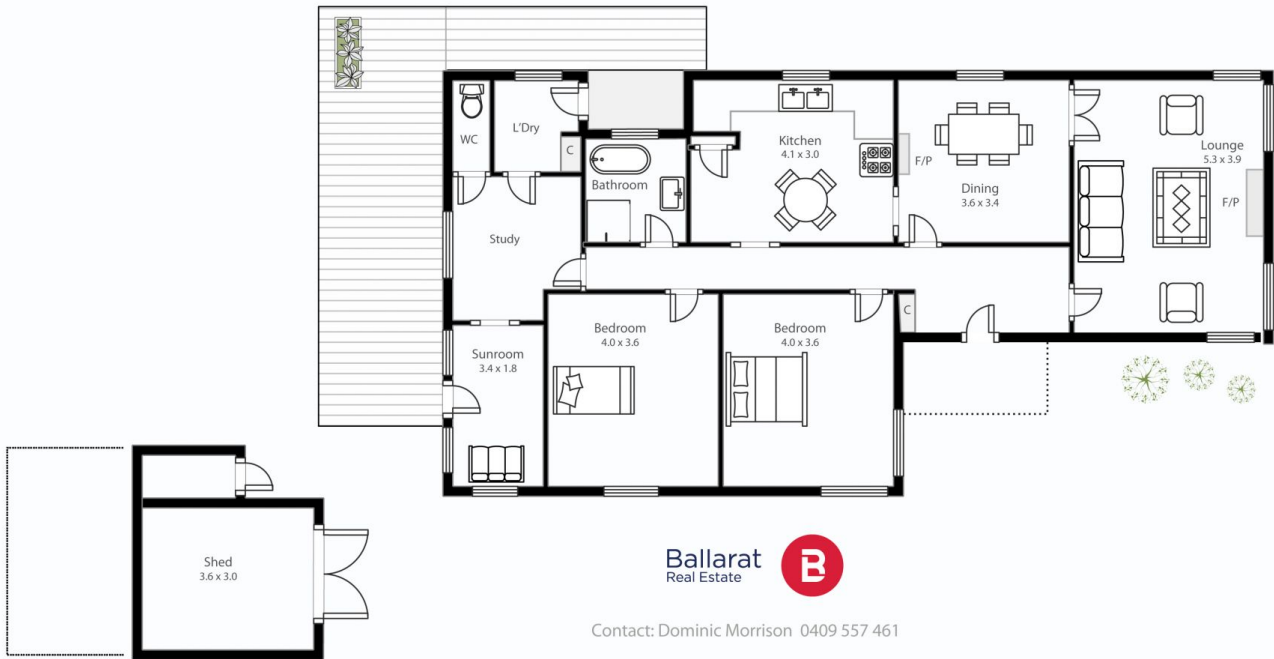


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Ballarat  
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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2023 for Ballarat Real Estate.