



**306A Errard Street South Ballarat Central VIC**

4 1 2

Positioned in one of the popular tree lined streets branching out from Ballarat's iconic Sturt Street is this spacious four bedroom weatherboard home. The location is blue chip for its proximity to top schools, Ballarat CBD, Lake Wendouree and the hospital precinct. While this position is surely one of Ballarat's most convenient you will also enjoy the quiet and peaceful nature of the street. The home sits on a generous block of around 511m2 (approx.) with its own driveway leading to a single carport and further onto a single lock up garage. Inside you have attractive period features such as high ceilings and polished timber floor boards. The kitchen, meals and living are open plan while there is a further separate living space with bay window at the front of the home. There are four bedrooms all with built in robes. The back bedroom has an attached rumpus r ...

**Price** : \$ 625,000  
**Land Size** : 511 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-central/residential/house/7485763>

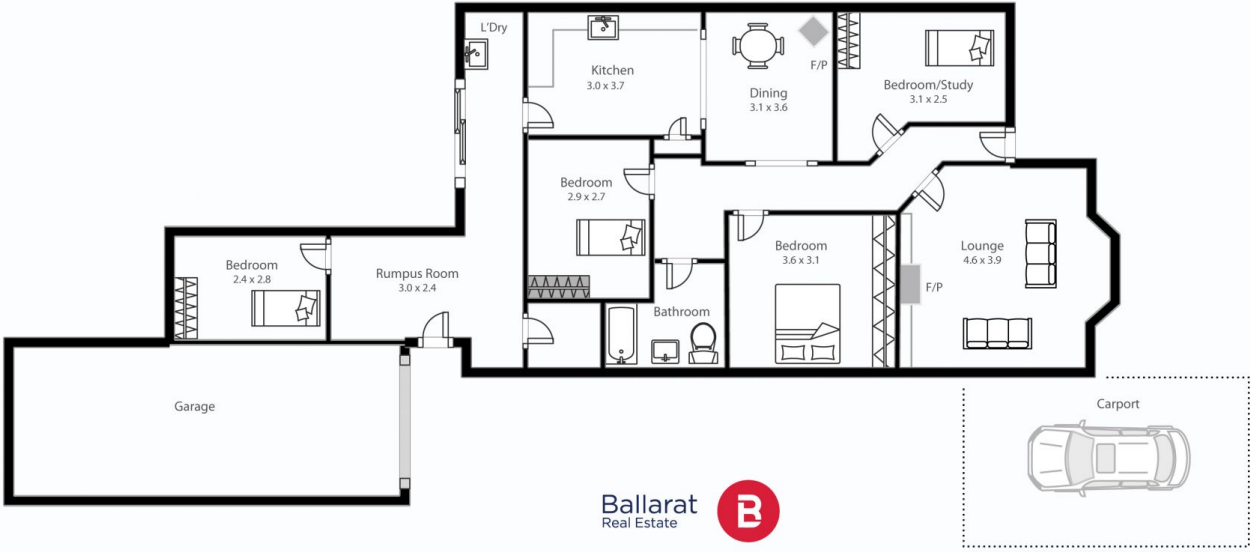


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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2023 for Ballarat Real Estate.