



**30 Ebden Street Ballarat East VIC**

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This lovely, central, period home is located just walking distance from the Ballarat train station, Bridge Mall, Eastern Oval, cafes, shops and public transport. The property features three bedrooms, two living rooms, an updated bathroom and a functional kitchen. Boasting gas central heating, split-system air-con and a gas heater, keeping you comfortable in any weather. Outside you will find a low maintenance garden, enclosed rear yard and single carport to the side.



**Kenneth Enright**