



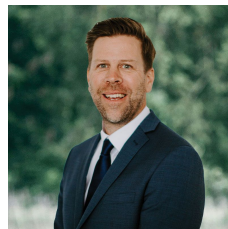
### 313 Rodier Street Ballarat East VIC

4 1 3

Situated in ever popular Ballarat East, this charming family home is situated on a generous block with easy access to schools and shops. Featuring four generously sized bedrooms and a study (or fifth bedroom/living area) this home is perfect for a family or an astute investor. With built in robes, ducted heating, split system cooling, a well-appointed kitchen, large living area, plenty of storage and an open plan kitchen/dining area this home is jam packed with features and is sure to please. Outside there's a large garage/workshop, a carport connected to the home and a spacious backyard. This is a great opportunity so be sure to call the exclusive listing agent Richard Gent on 0427 536 062 to secure this property today.

**Price** : \$ 480,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/house/7667640>



**Richard Gent**  
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