

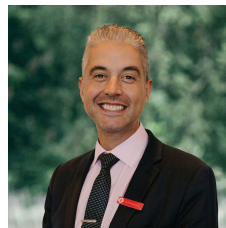


**10 Florence Court Brown Hill VIC**

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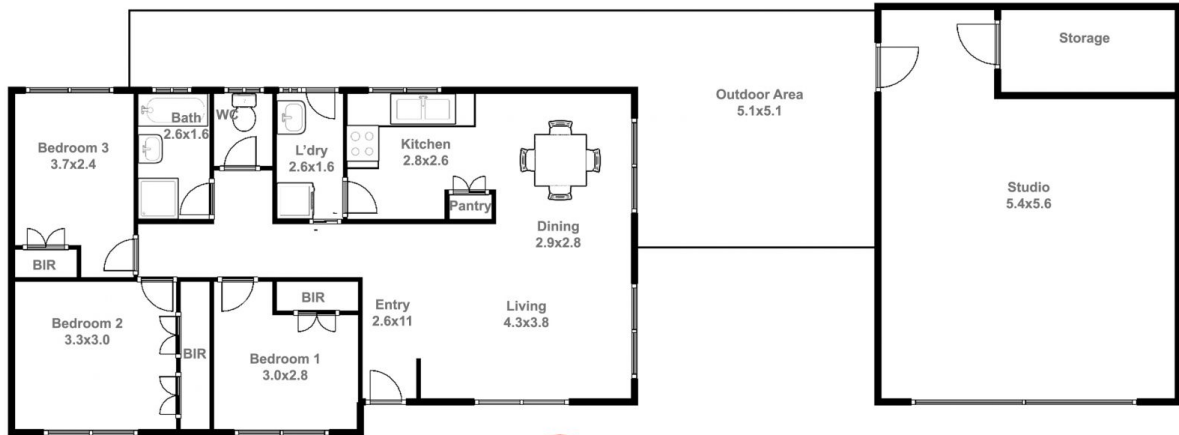
This home would be perfectly suited to first home buyers, investors and downsizers and is located at the end of the quiet Florence Court. This court is popular for its secluded and convenient location, with close proximity to the local bus route, local shops, Melbourne Freeway, Brown Hill Reserve, swimming pool and Walking tracks. Situated on a generous block of approximately 616m<sup>2</sup>, this home boasts three bedrooms with built-in robes with an updated bathroom, plus a sensational studio detached from the home, perfect for a home office or family retreat. The living area is flooded with natural light from the north facing windows with split air-conditioning and an updated gas wall heater. Off the meals area is a tastefully updated kitchen with stainless steel stove and ample cupboard space. If you are requiring yard space then there is plenty here incorporating ...

**Price** : \$ 405,000  
**Land Size** : 616 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/brown-hill/residential/house/7784598>



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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.