



**31 Gillies Street South Alfredton VIC**

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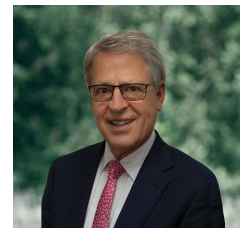
Ideally located opposite Vic Park and within walking distance to Ballarat High School and Lake Wendouree is this attractive three bedroom home which will suit the owner occupier or investor. The block is approximately 699M2 and has rear lane access. The home has a large lounge room with sliding doors to a meals/family room. The kitchen is conveniently located adjacent to the family room with adjoining porch/laundry. The three bedrooms all have built in robes and are serviced by a central bathroom and toilet. Outside is a good size yard with single carport, single garage and sleepout/studio. Strategically located in one of Ballarat's most sought after locations, be quick to inspect!

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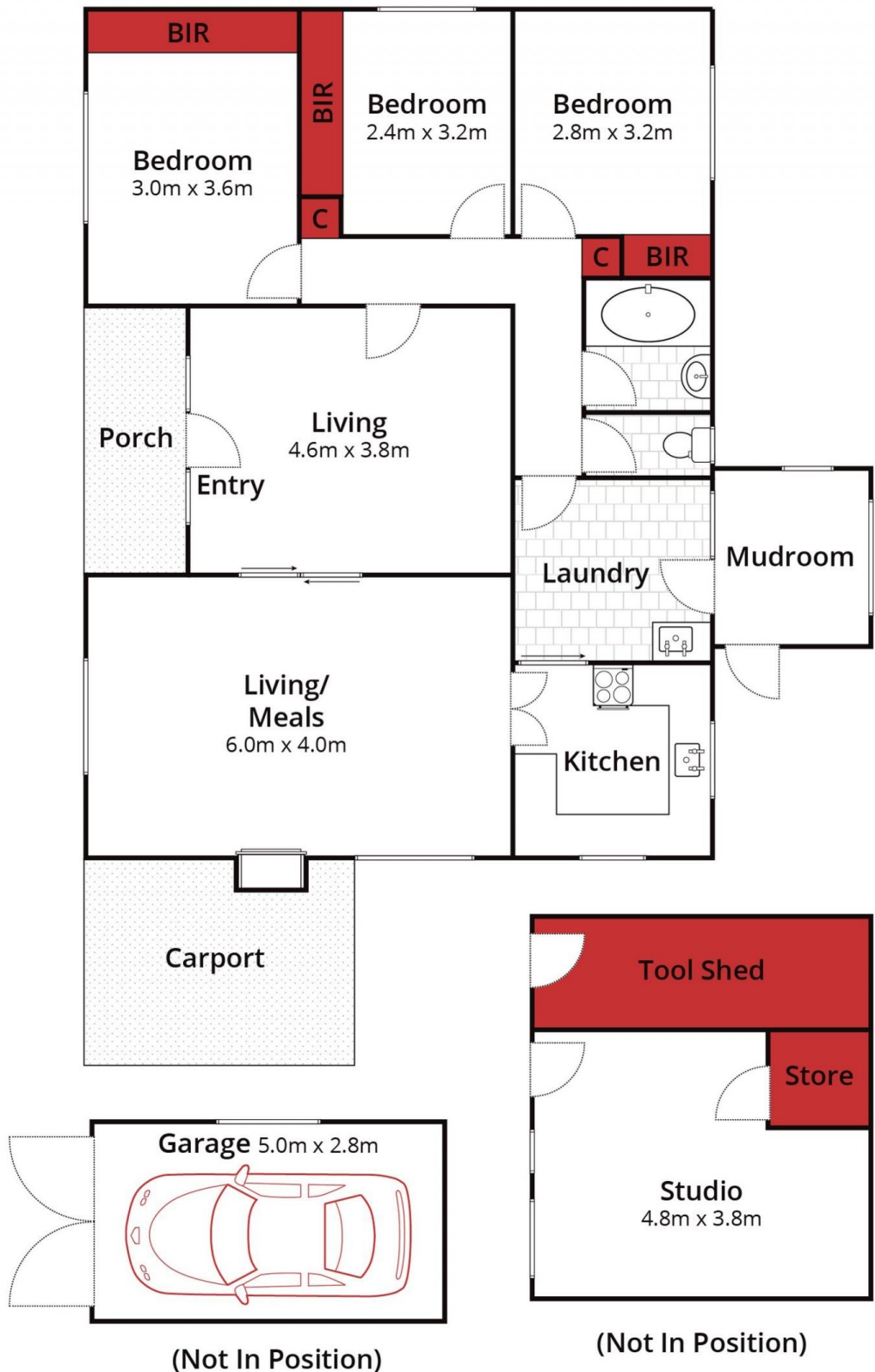
**Price** : \$530,000 - \$570,000  
**Land Size** : 699 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/alfredton/residential/house/7924620>



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Approx House Area 110m<sup>2</sup>  
 Approx Land Area 698m<sup>2</sup>



Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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