



### 415A Errard Street South Ballarat Central VIC

3 2 2

In the highly sought after Ballarat Central location is this brick veneer, three bedroom home on an allotment of around 492m<sup>2</sup> (approx). This location is popular for it's proximity to everything the CBD has to offer, including cafes & restaurants, shopping, parks, schooling and public transport, while remaining in a quiet position. Inside the home you will find three well sized bedrooms with built in robes and plantation shutters, while the master is complete with it's own split system, walk in robe, ensuite and bay window. The kitchen opens to the dining and family area while there is additionally a separate lounge room with split system. The family bathroom has separate bath and shower while there is also a full laundry. The home is serviced by gas central heating ensuring warmth in the colder months of the year and the split systems allow for both heating ...

**Price** : \$ 530,000

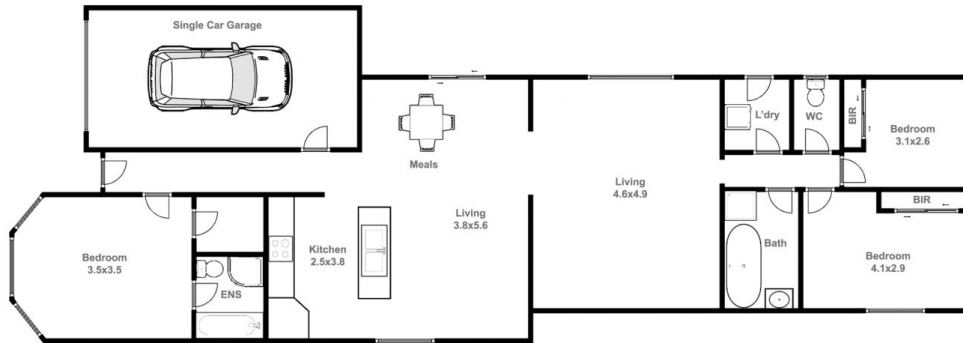
**Land Size** : 492 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-central/residential/house/8023458>



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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2024 for Ballarat Real Estate.