

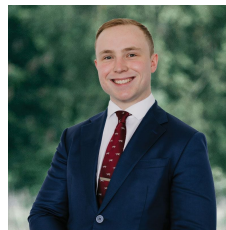


**269 Humffray Street North Ballarat East VIC**

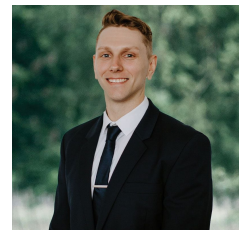
4 2 2

Discover this charming weatherboard home on a generous 935m<sup>2</sup> (approx) plot in the highly sought-after Ballarat East. This property, brimming with development potential (STCA), is perfectly positioned near the Ballarat CBD, Ballarat Train Station, parklands, schools, and the Western Freeway, making it an ideal place to call home. From the moment you arrive, the home's inviting weatherboard facade and established front gardens set behind a secure fence welcome you. A driveway leads to the single lock-up garage, providing ample off-street parking. Step inside this 50's era home to find a residence full of character and charm of that has seen upgrades throughout the years. Polished hardwood floors, picture rails, timber doors and trim, and soaring ceilings with ornamental cornices create a warm and inviting atmosphere. The home features four spacious bedrooms. T ...

**Price** : \$ 720,000  
**Land Size** : 935 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/house/8030302>



**Lachlan Sylvia**  
 03 53312233  
 0458 068 234



**Chris Just**  
 5331 2233  
 0438 235 293



(NOT IN POSITION)

**DISCLAIMER**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

**Ballarat**  
Real Estate

