



**2/634 York Street Ballarat East VIC**

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This two-bedroom property has been kept in incredible condition over the years and presents a great opportunity for the right buyer. With no body corporate fees, this is a low-cost, easy-to-maintain investor's dream. As well as being a short drive to the Ballarat CBD, this location is desirable for its proximity to parks, schools, walking tracks and public transport. This unit comprises two good-sized bedrooms with built-in robes. The kitchen is open to the dining area and there is a separate living room with a gas heater. The bathroom contains both a bath and shower, and there is also a separate laundry room. At the back, there is a fully-paved, private courtyard, large enough for an outdoor setting. The garage has ample space for one car and extra storage. For enquiries, call the exclusive listing agent, Mitchell Burgess, on 0458 019 897.

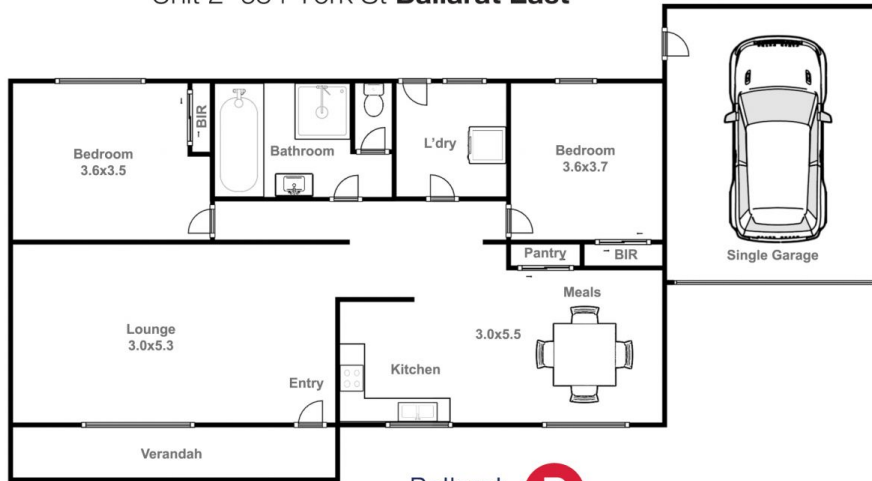
**Price** : \$ 325,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/unit/8042292>



**Mitchell Burgess**  
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Unit 2 634 York St **Ballarat East**



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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.