



### 30 Fraser Street Mount Pleasant VIC

4 2 2

This fantastic property is ideal for families, first-time buyers, or investors seeking a low-maintenance, secure investment with a rental appraisal of \$450 per week. Situated on a 325m<sup>2</sup> allotment, this home offers both convenience and comfort.

**Price** : \$ 520,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/mount-pleasant/residential/house/8049498>

#### Key Features:

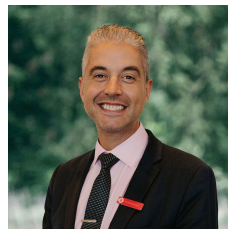
Bedrooms: Four spacious bedrooms.

Master: Includes an ensuite and walk-in robe.

Others: Built-in robes.

Living Area: Light-filled open-plan living hub flowing to an enclosed, fully landscaped rear outdoor area.

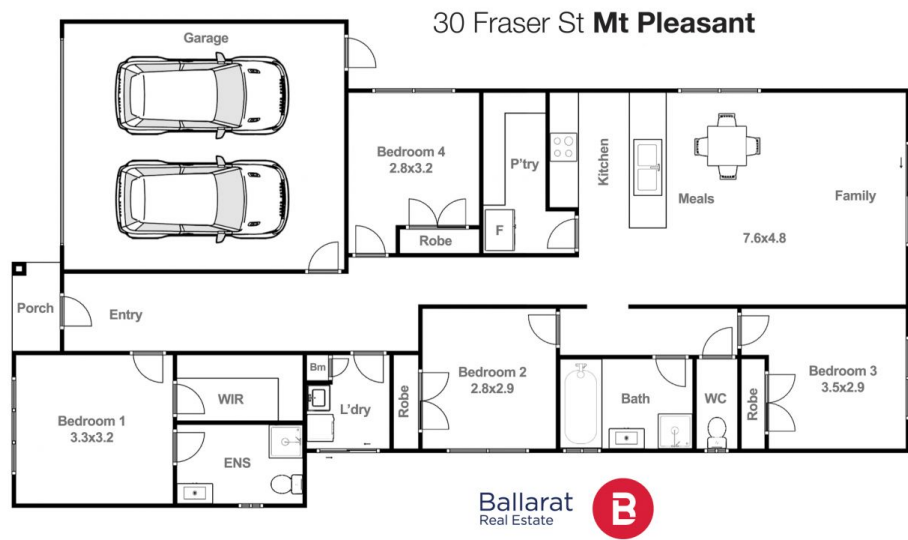
Kitchen: Equipped with large walk in pantry, stainless steel appliances, including a dishwasher and stone benches with



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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.