



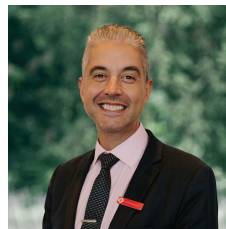
12/318 Lyons Street South Ballarat Central VIC

1 1 1

Located within walking distance to Sturt Street and the heart of the Ballarat CBD, this property offers a great opportunity for investors or first home buyers to get themselves into the property market. Featuring a large lounge area, spacious bedroom with built-in-robos, modern kitchen/meals area and combined bathroom & laundry. Positioned this close to the CBD you can take advantage of inner-city living being only minutes from cafes, restaurants, hospitals and all that Ballarat has to offer. This property is currently rented on a month to month basis for \$250 p/week to a great tenant. Keep renting or move in the choice is yours so be sure to book your inspection today as this property will not last long. Please contact Jay Kalogerakis today.

**Price** : \$245,000 - \$265,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-central/residential/unit/8074911>



**Jay Kalogerakis**  
03 53312233  
0430200663

Unit 12 318 Lyon St Sth **Ballarat Central**



Jay Kalogerakis 0430 200 663

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