



### 31 Pratt Street Beaufort VIC

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Be first to inspect this charming Victorian home brimming with period features and situated right in the heart of town and just metres from the main street and shopping precinct and directly opposite the train station. This historical residence, constructed in the 1880s, sits on an expansive 1151m<sup>2</sup> (approx) allotment with dual street frontages on Pratt and Willoby Streets. Step inside to discover the timeless elegance of this home that has 12ft ceilings, featuring three spacious double bedrooms that provide ample accommodation for family and guests. The separate lounge and dining areas are also suitable for the family get together each night. The large bathroom offers modern convenience with a separate shower and bath. This stylish and newly renovated kitchen is equipped with a gas upright stove, making meal preparation a breeze. Towards the rear of the home ...

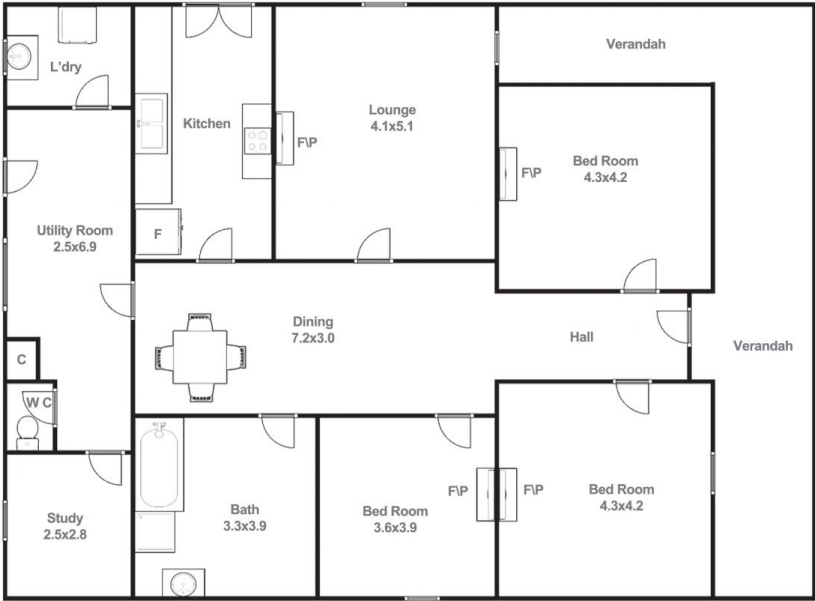
**Land Size** : 1151 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/beaufort/residential/house/8091430>



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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.