



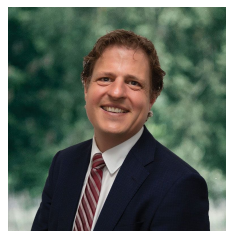
**5 Walsh Avenue Ballarat North VIC**

2 1 1

Situated in a lovely quiet cul de sac in highly sought after Ballarat North is this wonderful opportunity to secure a property close to schools and services. Upon stepping inside you are greeted by a formal entry which leads into the main living area with slow combustion wood heater and handy split system. There are two generous sized bedrooms, kitchen with gas cooking, bathroom and separate WC. Outside there is ample shedding and workshop space which would be ideal for a tradesperson. The rear yard is overly generous and would be wonderful for a family. With great scope for further improvement (STCA), this home represents a sensational opportunity.

**Price** : \$350,000 - \$360,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-north/residential/home/8111131>

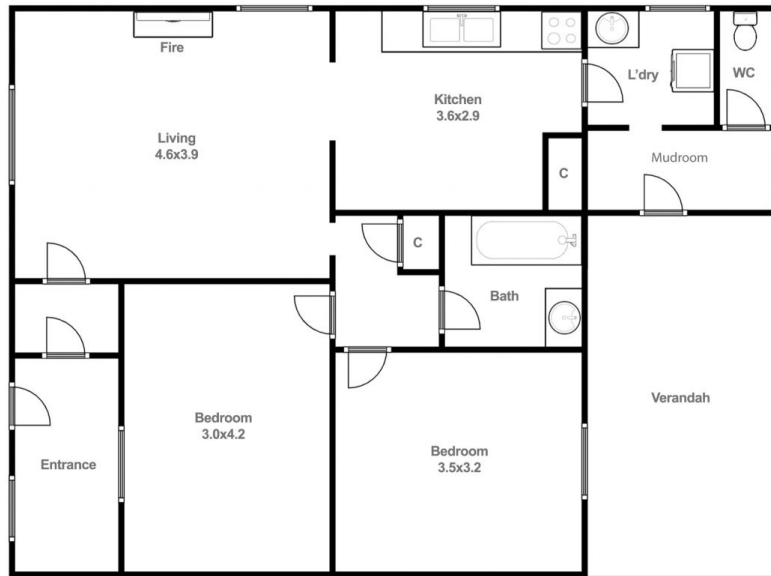


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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2024 for Ballarat Real Estate.