



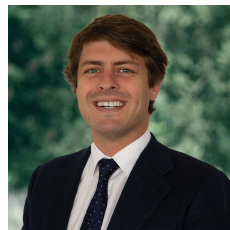
**226 York Street Ballarat East VIC**

3 1 2

Positioned just minutes away from Ballarat's centre is this quality three-bedroom home on a large allotment of around 1,180m<sup>2</sup> (approx.). This location is popular for its proximity to the Ballarat train station, schools, shopping, cafes, restaurants, and parks. The property backs onto the popular local Pennyweight park (with gate access). The attractive weatherboard facade subtly suggests what lies within with features throughout the home such as high ceilings, fresh paint, and polished floorboards.

There are three large bedrooms, two of which include built in robes. The modern open plan kitchen (with dishwasher), dining and attached living area is spacious and light filled, perfect for the family to enjoy. The bathroom includes a shower/bath and there is a separate toilet and laundry space.

**Price** : \$510,000 - \$550,000  
**Land Size** : 1183 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/house/8111157>

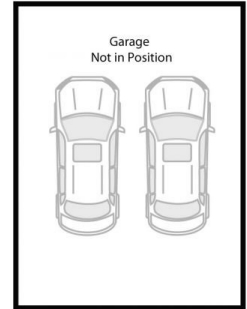


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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2024 for Ballarat Real Estate.