



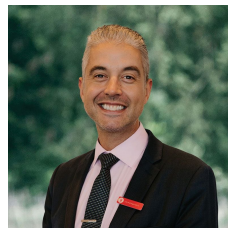
### 14 Rice Street Ballarat East VIC

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Situated on a spacious 547m<sup>2</sup> allotment, this property offers an excellent opportunity for first-time buyers and families looking to enter the real estate market. Conveniently located just a short drive from shops, schools, and the CBD, this home combines practicality with accessibility.

Inside, the home features three bedrooms, providing ample space for a growing family. The updated kitchen and open plan living room offers a welcoming area for entertaining guests or relaxing watching tv, while the well-appointed main bathroom ensures comfort and convenience. With split system heating and cooling, the home is equipped to provide year-round comfort, making it an ideal choice in any season.

**Price** : \$ 410,000  
**Land Size** : 547 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/house/8119893>



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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.