



241 Humffray Street North Ballarat East VIC

Situated moments away from the Ballarat's CBD on a Lovley wide st with picturesque views of Black Hill, cafes, primary and secondary schools and the Ballarat train station. This property comprises 2 Living Spaces, 3 bedrooms, 1 bathroom and a secure carport that offers safe direct access to this stunning home. This property is perfect for new families or couples that are looking for a delightful property close to all your lifestyle needs. If you're interested to secure your future call Blaise Newnham 0423 175 643 or Josh Horvat 0478 804 929.

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- Price : \$480,000 \$490,000
- Land Size : 454 sqm View : https://ww

: https://www.ballaratrealestate.com.au/sale/v ic/ballarat-western-district/ballarat-east/resid ential/house/8130942



Blaise Newnham 5331 2233 0423175643



Josh Horvat 5331 2233 0478 804 929



SHED 5.3 x 2.2m WC 1.9 x 0.8m LIVING L'DRY BATH 2.6 x 1.4m 2.7 x 1.7m 3.2 x 2.8m CUP'D **ENTERTAINING** DINING AREA 7.6 x 3.6m 3.9 x 3.7m CARPORT 6.6 x 3.1m BED 3 P'TRY **KITCHEN** 0 3.9 x 2.9m 4.1 x 2.9m Π BIR 1.2 x 1.0m BED 2 HALL 3.2 x 0.8m 3.3 x 2.0m 3.2 x 3.0m BIR BIR LIVING BED 1 3.6 x 3.2m 3.0 x 2.9m **ENTRY**

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.

