



## 10 Exchange Street Newington VIC

4 2 2

This attractive red brick home is perfectly positioned within walking distance to prestigious Ballarat schools, Lake Wendouree, Victoria Park and the hospital precinct. The home sits on a large corner block of around 647m<sup>2</sup> (approx.) with a landscaped garden that features a stunning mature Elm tree. Upon entrance you will be impressed by the polished floorboards and large windows retained in the process of transforming the property into a modern home. The kitchen has an attached meals area that flows perfectly to your outdoor undercover entertaining area. There is a large main lounge room with gas log heater as well as a second living area offering further space to unwind or alternatively use as a home office. There are four bedrooms, master with ensuite and walk in robe while all of the other bedrooms have built in storage. The main bathroom is two way and ...

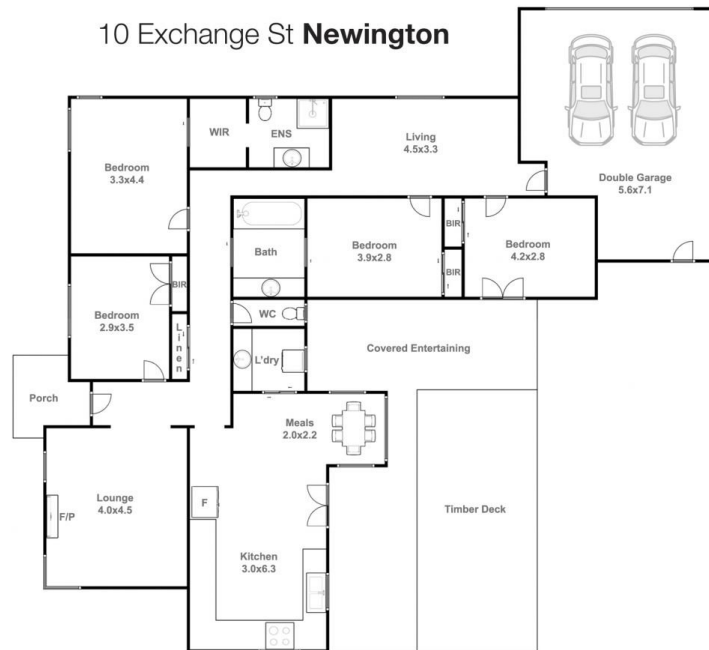
**Price** : \$845,000 - \$885,000  
**Land Size** : 647 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/newington/residential/house/8131958>



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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.