



### 305 Skipton Street Ballarat Central VIC

2 1 2

This delightful 2-bedroom period home, located just minutes from Ballarat CBD, is an excellent entry-level opportunity for first-time buyers or investors. Fully upgraded and ready to move in, this home has been restumped, with a newly renovated kitchen and bathroom and a freshly painted exterior.

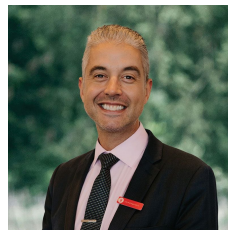
**Price** : \$500,000 - \$540,000

**Land Size** : 300 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-central/residential/house/8143259>

The interior offers an open-plan living and dining area filled with natural light, making it a warm and inviting space. For year-round comfort, there is ducted gas heating and a split system for cooling during summer. A euro laundry adds practicality to the home's layout.

Step outside to a spacious rear deck, perfect for entertaining and BBQs, while the backyard features secure parking with roller door access. For added convenience,



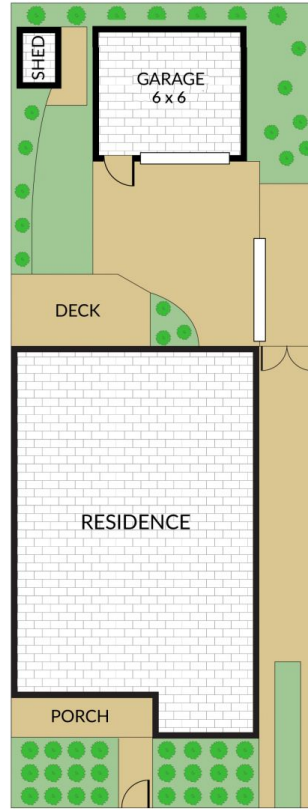
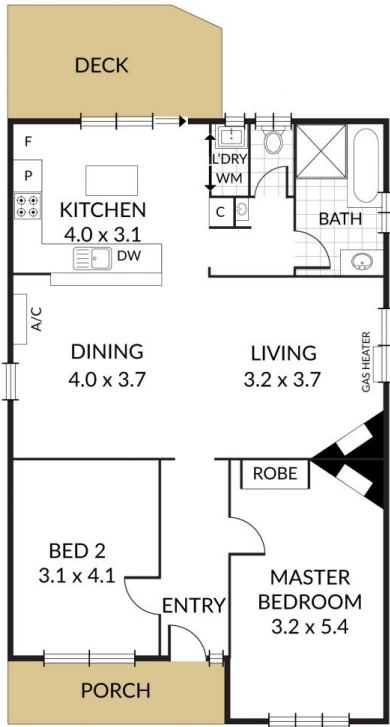
**Jay Kalogerakis**  
03 53312233  
0430200663

Internal 90m<sup>2</sup> External 206m<sup>2</sup> Total 296m<sup>2</sup>

305 Skipton Street, **Ballarat Central**



2 x 1 x 2 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.