



### 306 Skipton Street Ballarat Central VIC

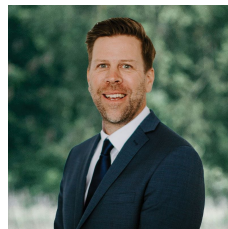
3 2 2

Positioned perfectly, within walking distance to cafes, local schools, public transport and all the very best the Ballarat CBD has to offer is this impeccably presented period home on a generous block of approximately 784 square metres. Upon entering the home you are greeted by an expansive main hallway complete with original heritage features including ceiling roses, fretwork and magnificent hardwood floorboards.

At the front of the home is a spacious lounge area while a second formal lounge and three generously sized bedrooms adjoin the central hallway. An open plan kitchen/dining area toward the rear of the home connects seamlessly to a massive alfresco area (or double carport) complete with exposed aggregate concrete and old red brick paving. The backyard includes magnificent deciduous

**Price** : \$550,000 - \$600,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-central/residential/house/8166342>



**Richard Gent**  
5331 2233  
0427 536 062