



**1 Elizabeth Street SMYTHESDALE VIC**

3 1 2

Roll up your sleeves - 1 acre in township zone - Renovator special

Here is a challenge for the renovator or developer amongst us. A quaint property adjoining the Ballarat Skipton Rail Trail and enjoying all the Smythesdale facilities right in the township and with easy access to Ballarat. Just over 1 acre of land with subdivisional potential (stca) or just for its renovation potential. The home currently comprises 2 bedrooms, with a bungalow sleepout as the 3rd, lounge with slow combustion heater, kitchen with electric stove and electric hot water. Internal toilet and bathroom, double carport and a various assortment of sheds. Sewer connection available, although currently still on septic, town water connected, some TLC and renovations required but ideally suited to the home handyman seeking his next project. Perhaps an ideal renovation for a Rail Trail Bed & Breakfast? Inspect soon

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/smythesdale/residential/house/6187268>



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