



**15 Princes Street South BALLARAT EAST VIC**

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SUPERB VALUE IN THIS PRICE RANGE. Here's one that definitely should be inspected to fully appreciate the space and facilities on offer. Comprising 3 bedrooms plus study, 2 great living areas, renovated kitchen and bathroom (with spa) 2 toilets, amazing outdoor living area, fantastic shed and a private yard with rear street and sports oval access. Built-in robes are fitted in two bedrooms, gas and solid fuel heaters, along with split system air conditioning, great family kitchen with gas cooking, loads of bench space etc. The paved and private outdoor living area is usable all year round, with a lovely water feature and direct access to the "man cave" end of the shed. This area leads to a private rear yard spilling onto the wonderful reserve and sports oval at the rear. All of this located within easy walking distance to Bridge Mall shopping and supermarkets, university and school access and the CBD. Great freeway access if required also. Be quick - a sure seller.

**View :** <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/house/6187288>



**John Morris**  
**03 5331 2000**