



**308 Larter Street BALLARAT VIC**

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Quiet central east location close to city centre, Sovereign Hill, Lake Esmond, and Uni bus route showing impeccable presentation and an easy care garden area. Comprising separate entry foyer, 3 spacious bedrooms, large, bright and airy lounge with gas heating and split system air conditioner, and a roomy kitchen meals area with efficient Rinnai gas heating, gas cooking, excellent bench and cupboard space and a roomy walk-in butlers pantry or study area. Extensive easy care concrete paving, single garage/workshop with remote door, carport, fernery area and rainwater tank, sunblinds for summer comfort and handy rear porch for easy access. Weatherboards and paintwork in excellent order, and the tile roof has been recently sealed - a perfect package for investors or occupiers alike.

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat/residential/house/6187316>



**John Morris**  
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Total Living Area: Approx. 13.1 sq

