



Total Living Area: Approx. 103.3 sq



### 407 York Street BALLARAT EAST VIC

3 1 2

Superbly crafted 65 years ago, and only one owner from new. Sound and solid and well presented, this 1950's brick veneer with terracotta tiled roof is awaiting your touch. A spacious entry area leads to all 3 bedrooms which are very generous in size, with a well positioned bathroom which contains large shower, vanity and toilet. The gas heated lounge room is quite spacious, has a pleasant street outlook, and is heated by a modern gas heater and reverse cycle split system air conditioner. This connects to a large dining/family area and compact kitchen. The home features gas cooking, gas hot water, an extra toilet external, 2 garden sheds and a very roomy double garage. A wonderful block of app 650sqm with nice wide driveway, and well established gardens. Be sure to inspect this great home in popular East/Canadian location.

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/house/6187358>



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