



Total Living Area: 96.3sq



## 22 Loch Avenue BALLARAT VIC

3 1 2

Beautiful stained glass, decorative terracotta ridge tiles and finials, prime central position close to Lake and hospitals, CBD etc. Your renovators delight is here - good room sizes incorporating 4 bedrooms, spacious living room with servery from the kitchen, single bathroom facilities, some timber panelling, lovely timber flooring and loads of character of the era. Excellent potential to extend outward or upward with almost 500sqm of land. Perfect location and perfect style to renovate for your future. Inspect today!

**Land Size** : 490 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat/residential/house/6187402>



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