



Total Living Area: Approx. 35 Sqm



### 308 Lydiard Street North BALLARAT VIC

2 1 2

Popular Soldiers Hill with only a very short walk to the Ballarat railway station, theatres, restaurants and CBD. A very solid 80's home on app 550sqm block featuring 2 large bedrooms, each with a full wall of built in robes, 2-way bathroom providing ensuite access to the main bedroom, separate toilet and laundry. Formal lounge, with built-in cabinet and spacious kitchen with larger than usual meals also featuring built in cabinets and storage. Delightful rear yard (app 503sqm block plus driveway) with double garage, good driveway access and a lovely easterly aspect. The position is perfect for any inner city dweller in a beautiful leafy street amid quality period homes.

**Land Size** : 503 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat/residential/house/6187404>



**John Morris**  
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Total Living Area: Approx. 10.5sq

