



**30 Ebdon Street Ballarat Central VIC**

2 1 1

Just a hop, skip and a jump from Mair Street and a short stroll to Ballarat Train Station is this sweet weatherboard cottage on approximately 248sqm. The home consists of two double bedrooms, a third single bedroom or home office depending on your needs, a family lounge area with gas heater and split system and a front entrance room which would be the perfect place to sit and take in the morning sun through the front windows. The kitchen is open and functional with gas cooking and the attached laundry is easily accessible from the back veranda. The rear yard is generous in size and fully fenced. With the previous lease being at \$220 per week, this home would make for an excellent investment opportunity as is or with a few light renovations it could become something really special. With the majority of buyers biggest request in a new home being location, location, location once this property is discovered it will not last long.

**Land Size** : 248 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-central/residential/house/6187548>



**Leigh Hutchinson**  
03 5331 2000



**Ian Moyle**  
03 5331 2000

Total Living Area: Approx. 8.8sq

