



### 504 Havelock Street Black Hill VIC

3 1 1

Tremendous opportunity to transform this well-loved home in its day, into a shining masterpiece. This 3 bedroom home retains some original features including wood flooring, leadlight windows, high ceilings, wide hallway and lovely old veranda to the front, and awaits an inspired renovator or buyer ready to build their brand new home and capitalise on the large land allotment of approximately 1032m<sup>2</sup>. Positioned close proximity to public transport, parklands, sporting facilities and walking tracks. Investors this is a good opportunity to build a new development and maximise your potential for better cash flow, more flexibility and greater capital growth? (STCA). Agents expected guide price \$300,000-\$330,000.

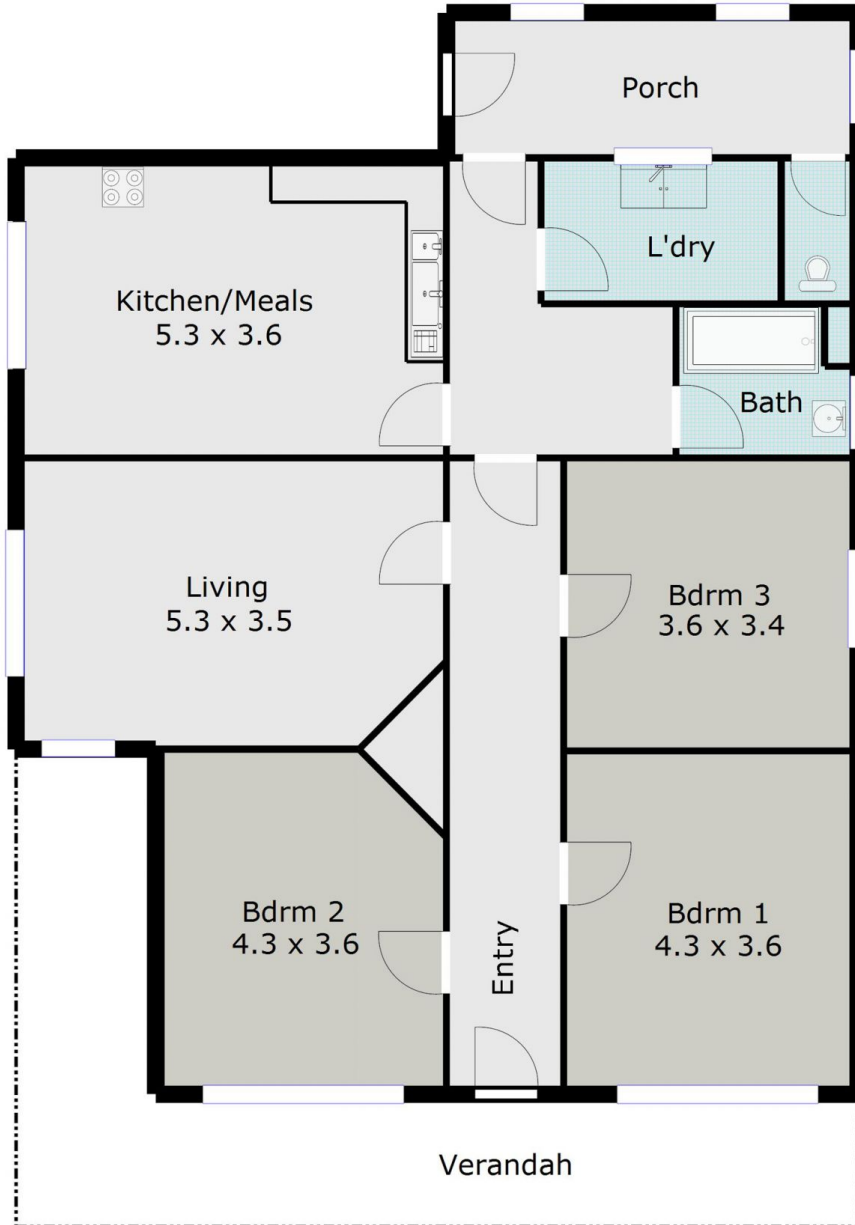
**Land Size** : 1032 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/black-hill/residential/house/6187675>



**Leigh Hutchinson**  
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TOTAL LIVING AREA: APPROX. 13.7 SQ



DISCLAIMER:

ALL DIMENSIONS ARE APPROXIMATE & NOT 100% TO SCALE.  
FOR FURTHER INFORMATION, PLEASE CONTACT YOUR AGENT DIRECTLY.

