



### 1/21a Rice Street Ballarat East VIC

3 2 2

Immaculately presented, spacious brick veneer unit on own title and no owners corporation, offers the perfect opportunity for purchasers. Whether you want to downsize in comfort or invest, this property should not be overlooked!

Comprises 3 decent sized bedrooms, WIR to main with ensuite and BIR to others, a spacious and modern open floor plan with living area adjacent to the functional kitchen and meals zone plus a central bathroom. Features include split system and quality stainless steel appliances including dishwasher, central heating throughout and laundry with bench space and cupboards. Outside offers a private, secure and low maintenance courtyard and double lock up garage, all on 424sqm approx. block. Situated in an ideal location with easy access to the freeway for commuters or those relying on public transport, this unit is within easy reach to Black Hill Reserve, Russell square, Yarrowee River trail and just a short 5 minute drive to Ballarat CBD.

**Land Size** : 242 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/unit/6187804>



**Leigh Hutchinson**  
03 5331 2000



**Ian Moyle**  
03 5331 2000

TOTAL LIVING AREA: APPROX. 12.8 SQ



DISCLAIMER:

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

