



39 Butt Street Canadian VIC

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A charming weatherboard gem sitting on a 600m² Industrial Zone 1 allotment ideal for businesses, first home buyers or downsizers, and you will be surprised to find two horse stables and a tie up rail! A fantastic corner allotment with zoning that presents many choices to buyers; owner occupy, dual use occupy and work from home, or developers simply a great project (STCA). Perfectly positioned and within easy reach to all amenities only 8 minutes to CBD and 9 minutes to Sebastopol approx.

The interior offers a cozy and inviting atmosphere and features a functional kitchen blending the new with the old and provides winter warmth via a wood heater, the light filled living room is fitted with a gas heater, and the two bedrooms are of good size and are serviced by an updated bathroom. A small versatile floorplan offering those that want to work from home options to renovate new space or

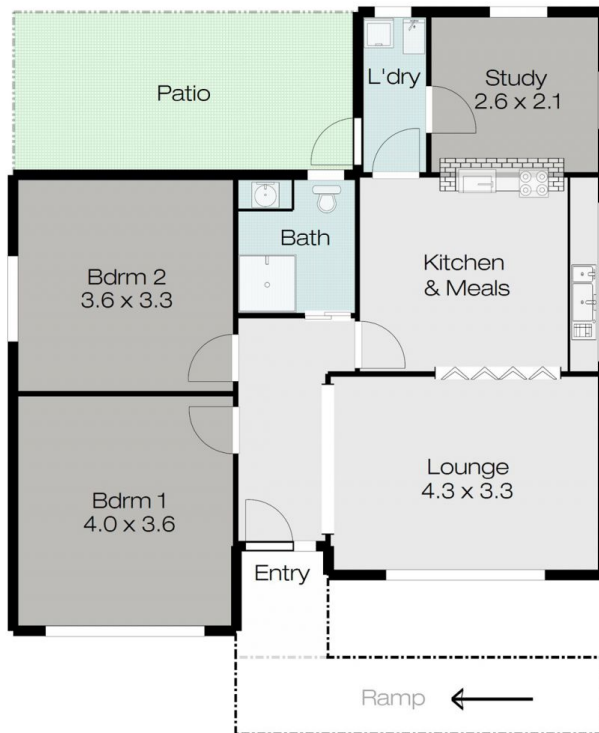
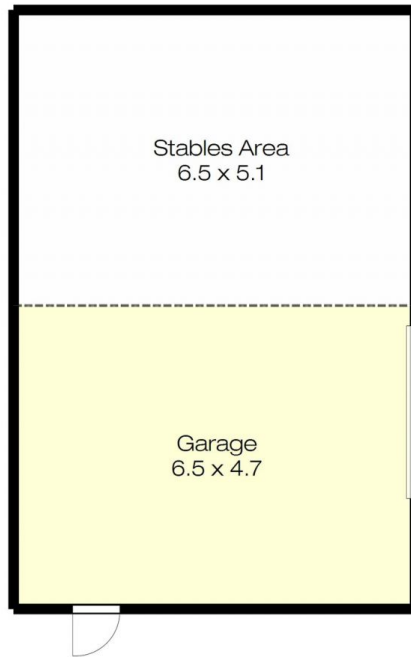
Price : \$350,000-\$360,000
Land Size : 600 sqm
View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/canadian/residential/house/8022504>



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DISCLAIMER:

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

