



### 1123a Ligar Street Ballarat North VIC

3 1 2

Offering modern living and contemporary features in the enticing suburb of Ballarat North, this charming, low maintenance brick veneer home is a perfect blend of style and functionality and will appeal to buyers with its potential and absolute prime location. Nestled on a 478m<sup>2</sup> block, this solid, steel frame home is perfect for first home buyers, downsizers or savvy investors with its proximity to schools, early learning centres, local cafes, parks and reserves, Northway shopping centre and just minutes to Lake Wendouree, Ballarat CBD, and for commuters the train station and Western Fwy.

The heart of the home is a spacious open plan and light filled space, seamlessly integrating the modern kitchen, meals and living area and offering a delightful view and direct access to the rear yard. The kitchen showcases a stainless-steel oven, gas cooktop, dishwasher, ample

**Price** : \$ 431,000  
**Land Size** : 478 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-north/residential/house/8082282>



**Matthew Tunbridge**  
**03 5331 2000**

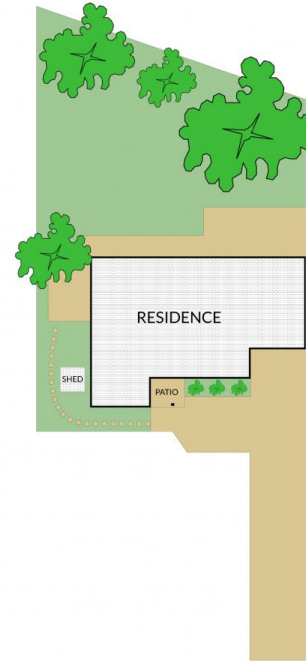
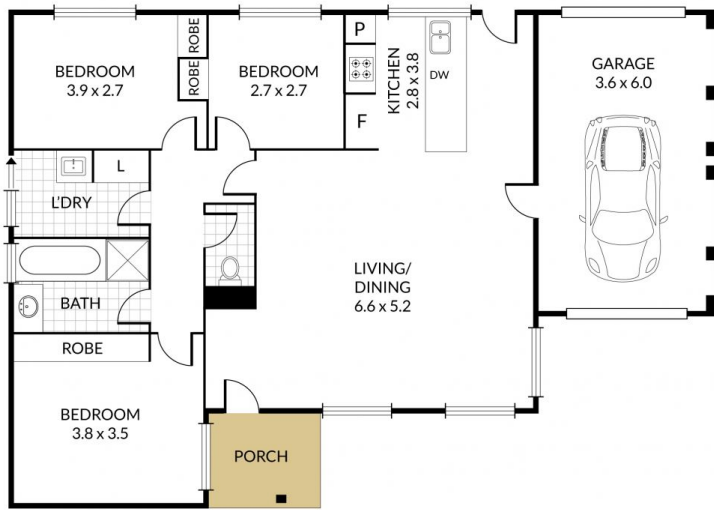
Internal 114m<sup>2</sup> External 364m<sup>2</sup> Land Size 478m<sup>2</sup>

1123A Ligar Street, **Ballarat North**



3 x 1 x 1 x

NORTH



**Doepel  
Lilley+  
Taylor**

Real Estate. Est 1888

NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.