



1 Carboni Court Ballarat East VIC

4 2 3

An excellent opportunity for investors seeking a hassle free income, this little dual occupancy package sits on 623m2 allotment on one title and offers so much more than meets the eye. Whether you are looking to enter the property market, or want to expand your portfolio these two low maintenance units will appeal, or developers the potential is there for a future subdivision (STCA). A lucrative location close to local amenities supermarkets, cafes, golf club, schools, parks and lakes including the Eureka Stockade plus swimming pool and less than 2km to Ballarat CBD.

Each unit maximises space and comfort with similar floor-plans featuring two bedrooms generous in size with built in robes that access a centrally appointed bathroom. The kitchen has plenty of cupboard and bench space and seamlessly connects to the open plan dining and living space complete with split system heating/ cooling. Outside

Land Size : 623 sqm
View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/block-of-units/8098956>



Matthew Tunbridge
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Internal 188m² External 436m² Land Size 623m²

1 Carboni Court, **Eureka**



NORTH

4 x 2 x 2 x



**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.