

**184 Humffray Street North, Ballarat East, Vic 3350**



**House For Sale**

Thursday, 11 April 2024

184 Humffray Street North, Ballarat East, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 1008 m2**

**Type: House**



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**\$550,000 - \$570,000**

Nestled in one of Ballarat's most cherished and historic neighborhoods lies this exquisite Victorian weatherboard residence, just moments away from the vibrant CBD. Boasting dual street frontages and a generous 1008m<sup>2</sup> approx. allotment, this property presents an exceptional opportunity for potential development into two more townhouses at the rear (STCA). Upon entry, you're greeted by the timeless allure of a classic Victorian hallway, adorned with lofty ceilings that grace the majority of the home. The residence comprises three spacious bedrooms, each adorned with built-in robes. The open-plan kitchen offers ample cupboard space, complemented by a 600mm gas cooktop, oven, and dishwasher, seamlessly connecting to the inviting, sunlit living area. Internal comforts include a gas heater, a generously sized laundry area, and impressive polished timber flooring throughout the majority of the home. Externally, the weatherboards exhibit excellent condition, having undergone recent repainting. The property boasts wide street frontages and abundant shedding, featuring Shed 1 measuring 11.3m X 6.2m and Shed 2 measuring 6.3m X 4.5m. Of notable significance is the expansive lot size of 1008m<sup>2</sup> approx. coupled with street frontages at both the front and rear, offering significant development potential for two additional townhouses facing Connellan St (STCA). Positioned in a highly sought-after locale, mere meters from local pubs, cafes, public transport, and Russell Square, the property ensures convenience at every turn. Additionally, its very close proximity to the Ballarat CBD, train station, restaurants, and supermarkets further enhances its desirability. Rarely do opportunities arise to acquire such historic Ballarat properties with immense potential for both home improvement and lucrative development (STCA), all within close proximity to the heart of Central Ballarat. Seize this extraordinary chance today and make your mark on this iconic piece of Ballarat's heritage.\* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own inquiries to verify the information.