

# 2/219 Victoria Street, Ballarat East, Vic 3350

## Sold Unit

Friday, 26 January 2024

2/219 Victoria Street, Ballarat East, Vic 3350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Damian Shackell

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## Contact agent

Located on the tree-lined boulevard on the eastern entrance to Ballarat we present 2/219 Victoria Street, Ballarat East, a splendid residence that beckons discerning individuals, whether you are a down-sizer, seasoned investor or a first-time homeowner. This charming 2-bedroom, 1-bathroom abode represents a remarkable opportunity in the real estate landscape. As you step inside this homely dwelling, a spacious and inviting living room warmly embraces you. From here you can sit back and relax, watching the world go by outside. The meals area and Kitchen are nearby and allow connectivity to guests when entertaining. The Kitchen has plenty of bench space and also enjoys plenty of light with aspects out onto beautiful Victoria Street. This whole living space is kept cosy with an updated gas heater, ensuring all are toasty during those winter months. Both bedrooms are thoughtfully appointed with built-in robes, ensuring ample storage capacity for your personal effects. The conveniently located bathroom, has a bathtub and step-in shower with handrails. The separate toilet is nearby and has an outwards opening door for safety. Moreover, the property boasts a secure single garage affording protection for your vehicle, plus off-street parking for 2 additional vehicles. An encompassing, fully fenced backyard offers privacy and a secure environment for children and pets to frolic. The courtyard is a picturesque setting for tranquil mornings with your favourite brew. Positioned in a highly sought-after locale, this property enjoys proximity to the new IGA, Chemist Warehouse, café & takeaway, plus new Journey Early Learning centre. The bustling heart of Ballarat is just a short drive away, where a myriad of retail outlets, dining establishments, and entertainment venues await your exploration. Do not let this golden opportunity slip through your fingers. With a price guide of \$400,000 - \$410,000 and rental appraisal of \$350/wk, this property is destined to attract discerning individuals. We cordially invite you to contact us today to arrange a viewing and secure your future in this enchanting Ballarat East residence. Ballarat's Best-Selling Team