

**2/322 Joseph Street, Canadian, Vic 3350**

**Townhouse For Sale**

Saturday, 9 March 2024

2/322 Joseph Street, Canadian, Vic 3350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Robert Cunningham



Leigh Hutchinson  
0407861960

**\$360,000 - \$380,000**

Situated in Canadian offering a convenient location as Ryans IGA, local eateries, schools, parks and lakes, public transport are all within very handy reach and Fed Uni is close by. A great opportunity to enter the market with this 2 bedroom townhouse, appreciate the security this property offers within a spacious and nicely maintained unit complex. Features a large living area filled with natural light through a feature bay window, a good sized kitchen compete under bench oven plus a dishwasher and adjoins the dining space. Ballarat's winter comfort is ensured with central heating and a wood heater. Both bedrooms are fitted with built in robes and each offer direct easy access to central bathroom and a separate toilet. All weather direct internal access from the single garage and a lovely secure rear yard complete with undercover decked access, a lovely place to sit on spring days. This townhouse provides a solid investment opportunity and is currently tenanted 10th April @ \$320 per week or the perfect for those taking a first step into the market or downsizing. Call Rob to book your inspection today.