

**2/420 Nicholson Street, Black Hill, Vic 3350**



**House For Sale**

Wednesday, 6 March 2024

2/420 Nicholson Street, Black Hill, Vic 3350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 127 m2**

**Type: House**



Paul McGourlay  
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**\$465,000 - \$495,000**

Discover a unique opportunity located in popular Black Hill, where modern living meets investment potential. This two-storey unit presents an attractive prospect for both homeowners and investors alike. Whether you're seeking a comfortable residence or a smart addition to your portfolio, this property offers a harmonious blend of contemporary design and financial promise. Step into this modern home with an open-plan layout on the ground floor, featuring a kitchen, dining, and living area with separate laundry and downstairs toilet. The seamless integration of these spaces provides an ideal setting for everyday living and entertaining. The first floor unveils an additional living area, creating a versatile space for relaxation or work. A study nook opens up possibilities for a home office, while the balcony showcases panoramic views of the Ballarat CBD. With two spacious bedrooms, a central bathroom, and a single lock-up garage, this residence encapsulates comfort and functionality. Located within walking distance of the Ballarat CBD and the train station, 2/420 Nicholson Street enjoys a prime location. The Black Hill pub, just around the corner, adds a touch of local charm, and the convenience of a nearby post office enhances the neighbourhood appeal. Immerse yourself in the vibrant community, explore nearby amenities, and enjoy easy access to transportation hubs. This property not only offers a contemporary living experience but also places you in the heart of a thriving and well-connected locale.