

# 202 Nelson Street, Ballarat East, Vic 3350

## House For Sale

Friday, 19 April 2024

202 Nelson Street, Ballarat East, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 641 m2**

**Type: House**



Peter Martin  
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**\$375,000 - \$395,000**

This is a rare and exciting opportunity for investors, renovators, and developers alike! Presenting a 3 bedroom house in need of restoration, this property offers unlimited potential in the highly sought-after Ballarat East area. The land opportunity is exceptional, boasting dual street frontages to Nelson Street and Johns Street, making this property perfect for a 2 lot subdivision (STCA). This unique feature allows for versatile development options and increased potential for return on investment. Located in an established street just a short distance from the vibrant Ballarat CBD, this property is ideally situated for convenience and accessibility. The surrounding area is a popular and well regarded neighborhood, making it an excellent place for your next project. The property sits on a generous 641m<sup>2</sup> parcel of land, providing ample space for any future improvements or constructions. With 3 bedrooms and 1 bathroom, this house is ready for transformation. Don't miss out on this fantastic investment opportunity! Call today to schedule a private viewing or to learn more about this promising property. Ballarat's Best-Selling Team.