

**3/45 Otway Street South, Ballarat East, Vic 3350**

**Doepel Lilley+Taylor**  
Real Estate. Est. 1888

**Sold Unit**

Friday, 1 September 2023

3/45 Otway Street South, Ballarat East, Vic 3350

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Matthew Tunbridge  
0437532398

**\$225,000**

Conveniently located near parks, swimming pool, shopping, schools, Fed Uni, Sovereign Hill with easy access to public transport and just a short distance to the Ballarat CBD. Enjoy the lifestyle and conveniences of popular Ballarat East. This quality low maintenance 1 bedroom flat is set amongst established gardens and presents an incredible investment opportunity. Previously returning a weekly rent of \$240, projecting the savvy investor a rental yield of well over 5%. Offering a spacious open plan kitchen, meals and living zone with ceiling fan plus split system heating and cooling to ensure comfort all year round. The generous bedroom offers good storage, a large built-in robe and is serviced by the main bathroom with separate shower and toilet. Completing this property, outside you will find a nice sized private courtyard, garden shed and your own privately designated single carport. Call Matt today and snap up this perfect addition to your portfolio or become your own landlord!