

3 Ebden Street, Ballarat East, Vic 3350



Sold House

Saturday, 13 April 2024

3 Ebden Street, Ballarat East, Vic 3350

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 712 m2

Type: House



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\$595,000

Welcome to this stunning property where charm meets modern convenience in this stunning Californian bungalow. Fully renovated from front to back, inside and out, this home offers the perfect blend of classic appeal and contemporary living. Situated in a highly sought-after area, this property boasts a central and convenient location, with amenities such as the CBD, train station, and Ballarat's cafes and music venues just a short walk away. As you step inside, you'll be greeted by the warmth of polished hardwood timber flooring and a front formal lounge room featuring an inviting open fireplace, perfect for cozy nights in. The updated kitchen is a great space, complete with Bosch induction cooking, a separate oven, and ample storage space. The adjacent dining area provides a seamless flow for entertaining guests or enjoying family meals. This home offers two generous bedrooms, both with built-in robes for added storage convenience. The king-size master bedroom is a peaceful retreat, while the second bedroom also features built-in robes and a split system for personalized comfort. With gas Rinnai heating and three split systems throughout, you can stay comfortable year-round. Outside, the undercover outdoor entertaining area is ideal for hosting gatherings or simply relaxing in the sunshine. The expansive 712m² land holding provides plenty of space for outdoor activities, while the single lock-up garage offers secure parking. In addition to its charming features, this property presents potential subdivision opportunities, thanks to its wide access and large inner-city block. With the option to configure into a three-bedroom house, including a lounge room conversion, the possibilities are endless. This property is currently operating as a successful short-stay accommodation business, achieving an average rating of 9.3 out of 10 since commencement. It was recently awarded a travel award for excellence and high rating for Ballarat accommodation. The business figures show a nice return on investment, with an average income of over \$500 per week (gross), with figures available on request. Don't miss this opportunity to own a piece of Ballarat's heritage in an established neighborhood with street appeal and the comfort of a private yard. Schedule your inspection today and discover the endless possibilities that await at 3 Ebdon Street.