

# 3 Paling Street, Ballarat North, Vic 3350



## House For Sale

Thursday, 1 February 2024

3 Paling Street, Ballarat North, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Richard Gent  
0427536062

**\$450,000 - \$480,000**

This charming home positioned in a quiet, tree lined Ballarat North street features three bedrooms and sits on a generous allotment of around 721m<sup>2</sup>. With easy access to the Western Highway, local shops, sporting facilities and local schools, 3 Paling Street Ballarat North offers an incredible opportunity to secure a piece of real estate in a wonderful part of town popular amongst families and investors alike. With a large living room, an updated bathroom with claw foot bath and separate shower, generously sized bedrooms plus a spacious rear yard with garage this home is ready to enjoy while still providing enough scope to extend or renovate (STCA). Serviced by gas heating and a well positioned split system this home has some beautiful heritage features including high ceilings, double hung windows and dado lining boards. Be sure to call the exclusive listing agent Richard Gent on 0427 536 062 to secure this property today.