

302 Nicholson Street, Ballarat East, Vic 3350



House For Sale

Wednesday, 10 April 2024

302 Nicholson Street, Ballarat East, Vic 3350

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 300 m2

Type: House



Stu Brien
0416183566



Fiona Hart
0412185313

\$450,000 - \$480,000

Here is your opportunity to live in the heart of Ballarat with this centrally located home in Nicholson Street, Ballarat East. Meticulously renovated, this home is just a 15 minute walk (approx) to the Ballarat Train Station, cinema, supermarkets and the large variety of bars, restaurants and cafes Ballarat has to offer. From the moment you step inside you feel 'at home' with every renovation carefully curated to create an atmosphere of modern style and comfort. The open-plan living kitchen/dining and living space flow seamlessly and are bathed in plenty of natural light from the large glassed sunroom at the front of the home. The heart of this home lies in its fully functional and well designed kitchen, boasting ample cabinetry and plenty of countertop which doubles as a breakfast bar and extra seating for a coffee with friends or homework with the kids. Offering 3 generous sized bedrooms which have been thoughtfully designed to provide a tranquil haven for rest and relaxation, with plush carpets, gorgeous light fittings, freshly painted and new window coverings. The centrally located family bathroom is light and airy offering plenty of storage for everyone. Outside there are two lockable garages for off street parking or storage and a side grassed area which is fully fenced for pets and children or entertaining in the warmer months with summer BBQ's or cheese platters. This home is on a low maintenance 300sqm (approx.) block which would be perfect for first home buyers, investors or a small family wanting to live close to schools and transport. With every comfort and convenience thoughtfully considered, this is your opportunity to purchase in the highly sought after central Ballarat locale where all amenities are within walking distance. For further information or for a copy of the Contract of Sale or Section 32 please contact us on 03 5341 2200.