

# 317 Armstrong Street North, Soldiers Hill, Vic 3350

Doepel Lilley+Taylor  
Real Estate. Est. 1888

## House For Sale

Friday, 19 April 2024

317 Armstrong Street North, Soldiers Hill, Vic 3350

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 422 m2

Type: House



Leigh Hutchinson  
0407861960

**Indicative Price: \$560,000-\$615,000**

All the CBD has to offer and more, everything is right at your doorstep! Train station, cafes, hotels, theatre, shopping, schools and all within walking distance to this centrally located home and close to schools and sporting complexes. Great for the first home owner, investor or those seeking an easy blend of lifestyle, convenience and security without compromising on space and privacy. Located in the highly sought after suburb of Soldiers Hill this well presented, low maintenance 3 bedroom brick veneer home offers timeless charm, classic and modern features and abundant potential. The internal layout features three bedrooms all with built in robes and located close to the large modern family bathroom with separate bath and shower. A spacious light filled living room leads into the kitchen and adjoining dining space evoking a sense of space with seamless transition between the separate zones. You have direct entry to the home from two points from the carport allowing all weather convenience. Other features to note are; year round comfort is provided with Riannai heating and reverse cycle heating and cooling, 3kW solar system, kitchen is complete with stainless steel appliances including a dishwasher and breakfast bench, enclosed front and rear yards, separate toilet, separate full size laundry and two garden sheds all on a low maintenance block of 422m<sup>2</sup>. 5 minutes from the Ballarat CBD and less than 90 minutes by train from Melbourne CBD. Incredible opportunity highlighted by unprecedented convenience – call Leigh today to book your inspection.