

362 Rodier Street, Ballarat East, Vic 3350



House For Sale

Thursday, 30 May 2024

362 Rodier Street, Ballarat East, Vic 3350

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 853 m2

Type: House



Sean Toohey
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\$499,000 - \$519,000

Discover a beautifully presented home that caters to a variety of needs, whether you're a first home buyer, downsizer, or investor. This property offers a blend of comfort, convenience, and functionality, ensuring it stands out in the market.● Both the interior and exterior of the home are immaculately maintained, showcasing the care and attention to detail by the current owners.● Each of the three bedrooms are generously proportioned and include built-in robes for ample storage.● The two-way bathroom features a shower, bath, vanity, and a separate toilet, providing convenience and functionality.● Bathed in natural light from large windows, the spacious front living area offers a pleasant view of the front yard.● The kitchen boasts gas cooking, a dishwasher, generous bench space, and ample cupboards, flowing seamlessly into the light filled dining area.● Gas central heating throughout the home, supplemented by two split systems, ensures year-round comfort.● The star feature of the property is the three-bay Colorbond shed, complete with power is perfect for a tradesman or home handyman.● The spacious yard of approximately 853m², provides plenty of room for kids and pets to run and play.● With an estimated rental return of \$400 - \$430 per week, this property presents an ideal investment opportunity.● Your inspection of this exceptional property is sure to impress, revealing all it has to offer.