

**365A Humffray Street, Brown Hill, Vic 3350**



**House For Sale**

Friday, 14 June 2024

365A Humffray Street, Brown Hill, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 550 m2**

**Type: House**



Brayden Dorney  
0353314544



Holly Walker  
0427563394

**\$365,000 - \$385,000**

This charming three-bedroom, one-bathroom house, located just minutes from the heart of Ballarat CBD, although currently functioning and liveable, it offers the perfect canvas for your renovation aspirations. Whether you're a first-time homebuyer looking to make your mark or a seasoned renovator, this property holds endless potential. This home features three spacious bedrooms, providing ample room to accommodate your family or guests. The bathroom includes a bath, shower, and laundry space, ensuring convenience and functionality. The kitchen is equipped with a 600mm freestanding oven, ready for your culinary adventures, while the living area boasts a cozy atmosphere with a gas heater that dips down to the right, adding warmth and character. Classic lino floors and panelling throughout the house await your revitalizing touch. Step outside to enjoy the benefits of a beautifully maintained garden, creating a serene outdoor retreat. The property includes a garden shed, perfect for storing tools and gardening supplies. Additionally, there's a single lock-up garage on a slab with power, ideal for additional storage or potential workshop space. The prime location of this home is unbeatable, being close to the Ballarat CBD, where you can enjoy the convenience of nearby shops, restaurants, and entertainment. Excellent public transport options provide easy access to buses and trains for stress-free commuting. Plus, it's just a short drive or train ride to the bustling city of Melbourne, making it an ideal spot for those who need to commute. This property is a renovator's delight with solid bones and a great layout, ready for your creative vision. Don't miss out on the opportunity to transform this house into your perfect home!