

**4/319 Kline Street, Ballarat East, Vic 3350**

**Doepel Lilley+Taylor**  
Real Estate. Est. 1888

**Unit For Sale**

Friday, 16 February 2024

4/319 Kline Street, Ballarat East, Vic 3350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Matthew Tunbridge  
0437532398

**\$400,000-\$420,000**

**\*INSPECTIONS VIA PRIVATE APPOINTMENT ONLY** Situated in a locale that allows easy access to many of Ballarat's best attractions and amenities, this immaculately presented and spacious unit offers incredible privacy and is an opportunity not to be missed! Upon entry, you will find a spacious open plan kitchen, dining and living area with fantastic natural light present in every cornice of living space. The modern kitchen is equipped dishwasher, gas cooktop and electric oven, pantry and ample cupboard and storage space allowing for spacious convenience in a low maintenance setting. The bedrooms are located at the rear of the home and both are equipped with built-in robes access centrally located bathroom offering separate bath and shower, together with a wall-to-wall vanity and plenty of room to move. Completing the home is a light-filled laundry with an abundance of storage, separate toilet and direct internal access from the single remote-controlled lock up garage, as well as ducted heating throughout. Make this impressive property your new home, or an addition to the investment portfolio. Call Matt today to arrange your inspection.