

**402 Landsborough Street, Ballarat North, Vic 3350**



**Sold House**

Monday, 4 September 2023

402 Landsborough Street, Ballarat North, Vic 3350

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 683 m2**

**Type: House**



Will Munro

0427401798

**\$530,000**

Perfectly located in one of Ballarat most sought after suburbs, 402 Landsborough Street, Ballarat North is the ideal opportunity for any astute investor, first home buyer or young families. Set on a corner allotment of approximately 683m<sup>2</sup> and in close proximity to the Ballarat CBD, Northway Shopping Centre and walking distance to Ballarat North Primary and Black Hill Primary Schools, you can't go wrong. Offering four great sized bedrooms, three with built-in-robos, modern bathroom, spacious lounge and separate kitchen/meals area, the home flows perfectly. Additional features include timber flooring, gas central heating, electric cooking & dishwasher. Being on a corner block, the property is also ripe for future development for a two lot subdivision STCA. Estimated rental return of \$440pw Opportunities like this don't come up too often, be sure to get in quick to secure a great investment property.