

**420 Ligar Street, Soldiers Hill, Vic 3350**



**Sold House**

Saturday, 2 March 2024

420 Ligar Street, Soldiers Hill, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 801 m2**

**Type: House**



Chris McAteer

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**\$470,000**

A rare opportunity for an astute buyer to acquire this period property with huge potential to renovate, and turn it into your dream home. Positioned on a large allotment of approximately 801m<sup>2</sup> in a highly desirable Soldiers Hill locale, there's scope to extend and take advantage of the block size to build a large family home and still have plenty of yard for a shed and gardens. In its original condition after nearly 80 years in the same family and in need of a full renovation, the current floorplan offers three bedrooms, a living room, kitchen, and bathroom, along with a laundry and separate toilet. A short 2 minute drive (only 700m) gets you to Ballarat Train Station and the Ballarat CBD, with schools, sporting facilities, Gov Hub, hospitals and all amenities close by. Soldiers Hill is one of Ballarat's premium suburbs, with superb homes nearby and Lake Wendouree less than 2km away. Perfect for investors or developers looking for a project which will yield maximum capital growth for the long term, this rough diamond is ready to polish for those with some vision! Call Chris to arrange your inspection.