

# 43 Grant Street, Ballarat Central, Vic 3350

## House For Sale

Thursday, 9 November 2023

43 Grant Street, Ballarat Central, Vic 3350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 361 m2**

**Type: House**



Giovanni Piazza

0439286318

**AUCTION 9th Dec @11am - \$380,000 - \$400,000**

A Central Renovators Dream, If you have been looking for a great central project, then look no further! It is VERY rare in Ballarat to find a central property with no Heritage overlay but this is one of them, meaning for you as the buyer the possibilities are endless when renovating or knocking down and developing (STCA). This tough little Victorian style residence has withstood the test of time but could now use a little tender loving care. This property's finest feature is its wonderful central location, it is literally 350 metres from Sturt Street, across the road from Federation University SMB campus, just a short walk to everything the Ballarat CBD has to offer including amazing restaurants and cafes, retail shopping and supermarkets. This is a great opportunity to secure one of Ballarat's precious gems!\* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own inquiries to verify the information.