

# 45 Fraser Street, Mount Pleasant, Vic 3350

Doepel Lilley+Taylor  
Real Estate. Est. 1888

## House For Sale

Saturday, 16 December 2023

45 Fraser Street, Mount Pleasant, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 360 m2

Type: House



Leigh Hutchinson  
0407861960

**\$520,000**

Perfectly positioned for easy access to the University, Mount Helen amenities and the Ballarat CBD. With a rental appraisal of \$400 pwk this property is offering all that is required for a low maintenance secure investment option, a fantastic family home or perfect first home buyers and well set out on 360m2 allotment. Comprising four good sized bedrooms, main complete with ensuite and walk in robe and built in robes to remaining, showcases a lovely spacious and light filled open plan living hub with seamless flow out to the enclosed rear outdoors area fully landscaped for easy care. Great features to this home include; kitchen complete with stainless steel appliances including dishwasher, island bench with additional seating room plus gas central heating throughout, split system to living space, secure remote control double lock up garage with convenient all-weather direct internal house access and off street parking. Close to schools and colleges, parks, Sovereign Hill and easy access to the Melbourne freeway, call Leigh to inspect today!