

**5 Ritchie Street, Brown Hill, Vic 3350**



**Sold House**

Friday, 1 September 2023

5 Ritchie Street, Brown Hill, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 888 m2**

**Type: House**



Dominic Morrison  
0353312233



Mitchell Burgess  
0458019897

**\$475,000**

Positioned in a quiet street on the Melbourne side of Ballarat is this attractive triple fronted weatherboard home. The location is so convenient close to Melbourne freeway, public transport and IGA supermarket. The home has been well maintained by the one family that has owned it for around 70 years and we are proud to offer to the market for the first time. The home consists of three bedrooms, kitchen with meals area, large formal dining room and a lounge room. The main bathroom has been updated with large walk in shower to suit those with limited mobility while there is also a full laundry with second shower. The house is serviced by gas heating. Outside you have a generous yard, with single garage, single carport and a further room which would be ideal for a studio or home office. This is a very solid home filled with attractive original features that are sure to impress. The exclusive listing agent Dominic Morrison looks forward to meeting you at another busy Ballarat Real Estate open home. TH1108