

**503 Howitt Street, Soldiers Hill, Vic 3350**

**CENTURY 21**

**House For Sale**

Wednesday, 6 September 2023

503 Howitt Street, Soldiers Hill, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 890 m2**

**Type: House**



Warren Hulstaert  
0393958666



Henry Sun  
0393958666

**\$520,000 to \$570,000**

Please register for the inspection incase of change or cancellation, If no one is registered we will cancel.

<https://www.2book.com.au/R/C21-POINTCOOK/570409>Introducing this beautiful family home that is all about lifestyle choices, located in the popular Soldiers Hill north of the Ballarat CBD. Perfect for all the family's toys, trailer, bikes & caravan, will have their new home. Modern conveniences include updated kitchen & bathroom, stainless steel appliances, ducted heating, huge land size 890m<sup>2</sup>, carport & garage. Just across the road the whole family will love the Oz Tenpin Bowling, Go Carts, Laserforce, Major League Indoor Sports Centre Cricket, Soccer, Netball, Pool & Billiards, the little ones will enjoy the play centre. Adults can enjoy the The Dance Studio again across the road, Showgrounds & Recreation Reserve 1km, Ballarat CBD just 2km to this beautiful heritage city. School zones Ballarat North Primary School 700m, Early Learning Centre 800m, Ballarat Specialist School 1.35km, Mount Rowan Secondary College, Midlands Reserve Water Park 450m, Child Care & Kindergartens 500m-700m With such great land size, this 890m<sup>2</sup> allotment is prime for future redevelopment & extensions subject to council approval. Soldiers Hill is an important heritage area in Ballarat and the entire suburb is covered by a City of Ballarat Heritage Overlay. History: Named Soldiers Hill during the first residential land sales in 1859 in honour of the Colonial forces of Australia 40th Regiment who were stationed there prior to the battle of the Eureka Rebellion and the Eureka Stockade riot, it is the earliest planned suburb of Ballarat.