

# 615 Sherrard Street, Black Hill, Vic 3350

## Sold House

Sunday, 4 February 2024

615 Sherrard Street, Black Hill, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Don Hanlon  
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## Contact agent

The location is just fantastic and surely spells opportunity. Adjacent Black Hill Primary School, Pool, and Reserve, walking tracks and mountain bike trails. This would suggest any future development on this site would be an ideal place for young and old alike to aspire to living in. Zoned Residential with land dimensions of approx. 1092m<sup>2</sup>, a frontage of approx. 21.3m and a depth of approx. 54m opens this up as an ideal Townhouse site that would cater for the huge shortage of owner occupier and investment accommodation in this location. This current floor plan consists of 3 bedrooms a living dining area all in original condition and currently let at \$335.00 pw. The home itself is on the spectrum of would you rehabilitate or demolish? We believe it is best suited to redevelopment, but you may have other ideas. A copy of "Concept Plans" are available to whet the appetite and Private inspections available on 24 hours' notice. Ballarat's Best-Selling Team