

# 6A Duncan Street, Ballan, Vic 3342



## House For Sale

Sunday, 26 May 2024

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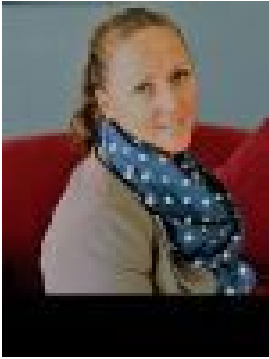
Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 405 m2

Type: House



Kelly Taylor

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**BUYER RANGE \$399,000.00 - \$420,000.00**

This 2 bedroom home is set on appx 405m<sup>2</sup> in a central location, a stone throw to the local Primary school and offers off street parking. The two bedrooms offer carpet and BIR's with the added bonus of an upstairs loft, suitable for storage or even a 2nd lounge area. The open plan Kitchen/ dining living area with the kitchen offering S/S appliances including gas cooktop, electric oven and dishwasher. The modest bathroom offer the essentials of a shower/ vanity/ toilet. Tucked away neatly is the European laundry! Lets not forget year round comfort with ducted heating throughout and a split system. All of this and within a short 5 minute stroll you will find all Ballan has to offer in the main township. This property is currently tenanted and returning appx \$17680 Per Annum