

**8 Coffield Street, Ballarat East, Vic 3350**



**Sold House**

Thursday, 17 August 2023

8 Coffield Street, Ballarat East, Vic 3350

**Bedrooms: 2**

**Bathrooms: 1**

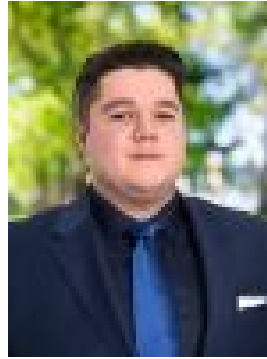
**Parkings: 1**

**Area: 609 m2**

**Type: House**



Shane O'Brien



James Mangan  
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**\$370,000**

Step into the rich history of 8 Coffield Street, Ballarat East. This well cared for home, nestled on a 609m2 (approx.) block, exudes character and offers a glimpse into a bygone era. With its 2 bedrooms, 1 bathroom, and a single garage featuring a remote roller door, this property is a rare gem that holds immense appeal for those seeking a well presented property. Inside, you'll find a spacious front living area that invites you to unwind and indulge in a moment of relaxation. The bedrooms, with their high ceilings and classic finishes, offer a peaceful retreat with one of the bedrooms even boasting a walk-in wardrobe that can double as a private study, providing a tranquil space for work or contemplation. The central kitchen with vintage fixtures and fittings blend seamlessly with the historic ambiance, this functional space allows for the preparation of meals while preserving the authenticity of the home. While the charm of 8 Coffield Street is undeniable, modern comforts have been seamlessly integrated. Ducted heating ensures warmth throughout the home during colder months, while an additional split system provides customizable cooling options for the warmer seasons, allowing you to enjoy year-round comfort without compromising the integrity of the original design. Outside, the beautifully landscaped front and back yards provide a serene setting for relaxation, a garden shed adds practicality and storage space, ensuring the outdoor area remains organized and functional. 8 Coffield Street presents an excellent opportunity for both investors and homebuyers alike. Its desirable features, including the large block, convenient location, and accessibility to amenities and public transport, make it a property that shouldn't be missed. Don't let this chance pass you by – seize the opportunity to secure your investment or find your dream home in this sought-after location. Contact us today to explore the potential of 8 Coffield Street. (Photo ID is required at all open for inspections) At YPA Ballarat "Our Service Will Move You" **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor/agent and agency.