

# 8 Rice Street, Ballarat East, Vic 3350

## House For Sale

Wednesday, 15 May 2024



8 Rice Street, Ballarat East, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1038 m2**

**Type: House**



Thomas Reardon

**\$560,000**

Character-filled home in convenient location close to shopping centres, recreational facilities and with easy access to the CBD. Attractive from the street, great first impressions continue inside with high ceilings, floorboards and light-filled living. Enjoy a spacious living area, warmed with gas heating, in a welcoming and open atmosphere. The practical kitchen has plenty of cupboard space and adjoins the dining area. Three bedrooms, including huge master bedroom, and previously updated bathroom. There is a further large multipurpose room at rear, combined with laundry and providing handy extra living space. The land size of approx 1038m<sup>2</sup> offers some great potential for the future.. With plans already drawn up for 2 townhouses at rear, as well as renovation and extension of the current home, a lot of the hard work has already been done.. The planning permit has previously been issued and can be extended this year (STCA). Currently leased to excellent tenants on a monthly basis, this home and land presents a superb investment opportunity with immediate income—and development potential to ensure many happy returns for the future!! Inspect today and see the possibilities for yourself..