

**825 Bond Street, Mount Pleasant, Vic 3350**



**Sold House**

Monday, 8 January 2024

825 Bond Street, Mount Pleasant, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 817 m2**

**Type: House**



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**\$465,000**

This triple fronted solid 1940's brick home is situated on a wonderful size family allotment. From the minute you step inside you'll love the warm homely feel this property has to offer. Featuring front formal lounge room with gas heating and adjacent formal dining room overlooking the garden surrounds. The kitchen is equipped with gas upright stove, ample cupboard space and overlooks the wonderful rear yard of approx. 817m<sup>2</sup>. Featuring three large bedrooms, bathroom, gas central heating throughout, a split system cooling to living areas, single lock up garage and solar hot water with gas boost, this is the perfect first home or investment in a fantastic location. This home has huge potential to further extend or potentially subdivide the back of the block off which would capture some amazing views back towards the Ballarat CBD (STCA). Ideally positioned close to schools, shops, public transport and the mount pleasant reserve great for families or those with pets. You are a short 2.4km to the nearest Supermarket in the Ballarat CBD. Contact me today to arrange your own private viewing!