

**1/634 Eureka Street, Ballarat East, Vic 3350**



**House For Sale**

Wednesday, 26 June 2024

1/634 Eureka Street, Ballarat East, Vic 3350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Sophie Shaw

**\$295,000 - \$315,000**

Shaw Real Estate proudly presents this charming spacious 2 bedroom unit, Ideally located within walking distance to Ryan's IGA only 1km away, laundromat, and kindergarten, Quick access to M8 Western Freeway to the city, it is also just 3km from Ballarat CBD, schools, restaurants, and public transport/ Train Station. Enjoy proximity to the scenic Eureka Stockade parklands and pool, enhancing the overall appeal of this home. Perfect for downsizers, first-time buyers, or savvy investors, this home boasts a prime location. Investors take note, with an estimated rental return B/W \$320.00 - \$330.00 per week this would make for a wonderful investment to set and forget. Enjoy the seamless flow of the open plan Kitchen/Meals and separate large Lounge Room creating an inviting and warm ambiance throughout. The well-appointed kitchen features ample cupboard and bench space, complemented by gas hot plates, electric oven, cooling/heating, 2 spacious bedrooms both with BIRs, Compact bathroom, separate laundry accompanied by wall to wall built in cupboards, Fully enclosed front manicured low maintenance gardens that requires minimal upkeep and large single carport Note: No Owners Corporation Fees Property is Self Titled Contact Sophie Shaw on 0425 876 805 for a private inspection!