

**218 Nelson Street, Ballarat East, Vic 3350**



**House For Sale**

Saturday, 29 June 2024

218 Nelson Street, Ballarat East, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 768 m2**

**Type: House**



Shane Finch  
0408365042



Oliver Richardson  
0408127632

**\$495,000 - \$540,000**

This charming home offers a blend of character and practicality, with the potential for further subdivision (STCA). Conveniently located near the western highway, it promises an effortless commute. A practical kitchen features ample cupboard space, a dishwasher, and a gas cooktop. Featuring a bright living area and three generously sized bedrooms, two of which include built-in robes. The main bathroom consists of a shower over a bath and the home has a separate toilet for added convenience. The expansive backyard is perfect for garden enthusiasts looking to create their own oasis or could easily be kept low maintenance. The property offers ample opportunities with rear access, a shed, garage, carport, covered back patio area and subdivision potential (STCA). A few personalised touch-ups will transform this into your ideal home or an investment. Don't miss out on the chance to make this your next home. \*\*\*Every precaution has been taken to establish the accuracy of the above information. However, prospective purchasers are advised to carry out their own due diligence\*\*\*