

**331 Richards Street, Ballarat East, Vic 3350**



**House For Sale**

Wednesday, 3 July 2024

331 Richards Street, Ballarat East, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 881 m2**

**Type: House**



Michael McIntosh  
0353314544



Brayden Dorney  
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**\$415,000 - \$445,000**

Discover the perfect blend of character and comfort in this delightful weatherboard home, situated in the sought-after Ballarat East. This inviting property offers a spacious 881m<sup>2</sup> approx. allotment, providing ample space for outdoor activities and future potential. Featuring three cozy and well-sized bedrooms, this home is perfect for a growing family or accommodating guests. The modern and functional bathroom is designed for convenience includes a bath, shower and vanity, ensuring your daily routines are a breeze. The welcoming living area provides a warm and inviting space for relaxation and entertaining. The functional kitchen/ dining area comes equipped with 600mm oven and cook top and dishwasher. Gas central heating though out the home and a split system in the living room ensure comfort year-round. The generous 881m<sup>2</sup> approx allotment offers plenty of room for outdoor living, gardening, or even potential extensions (STCA). Located in a peaceful and friendly neighbourhood, this home is close to schools, parks, and local amenities, making it an ideal choice for families, first home buyers, or savvy investors. Don't miss out on this charming Ballarat East gem! Contact Brayden today to arrange a viewing and make this beautiful property your new home.