

841 Laurie St, Mount Pleasant, VIC, 3350



House For Sale

Friday, 27 September 2024

841 Laurie St, Mount Pleasant, VIC, 3350

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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Updated Brick Home with Corner Lot Subdivision Potential STCA

An attractive brick home with a natural outlook in perhaps the best pocket of Mount Pleasant in central Ballarat. Situated on a corner block of approximately 615sqm with side access, this home has two lot subdivision potential (STCA) to create a street fronted allotment from Morton Street.

- These corner allotments with potential for subdivision are becoming rarer to find as time goes on and we see more infill development across Ballarat.
- The home itself has been comfortably updated with polished timber floors throughout.
- There are three bedrooms all positioned off the side hallway, and all are generous in their size.
- The bathroom servicing the home has been beautifully renovated with a new vanity and shower over the bath. There is a separate W.C.
- The central lounge boasts a stack stone fire mantle with a split system above for heating and cooling.
- The kitchen has been recently updated and offers a dual drawer dishwasher, electric under bench oven and gas cooktop.

- You'll appreciate the excellent space on offer in the laundry, and the additional porch access to your rear yard.
- The rear yard is well fenced and boasts a single lock up carport and a cordoned off area beyond this space which is great for the pets.
- All situated just moments to the Ballarat CBD, with Mount Pleasant Recreation Reserve just 100m away.
- A wonderful investment with huge future potential, and an estimated rental return of approximately \$360 per week.