

10/45 Otway Street South, Ballarat East, Vic 3350



Townhouse For Sale

Thursday, 11 July 2024

10/45 Otway Street South, Ballarat East, Vic 3350

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 283 m2

Type: Townhouse



Jo Thornton

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\$300,000 - \$330,000

With an enviable position, less than 1.5kms from the Ballarat CBD, you are walking distance to some amazing eateries including the ever-popular Carboni's Italian Restaurant and the Red Lion Hotel, Eureka Stockade, Eureka Pool Complex, Cafes, Supermarkets, milk bars and more. For the active, you will find walking tracks right on your doorstep and only 300m to Pennyweight Park. With quality schools, Sovereign Hill, and public transport on your doorstep, you have easy access to the Melbourne Freeway, Federation University - this location truly has it all and more! If you are seeking a solid two-bedroom unit offering low maintenance and exceptional value, on the fringe of the Ballarat CBD, then look no further. In a tranquil setting, this two bedroom unit comprises a spacious master bedroom with built-in robes and two-way access to the bathroom acting as an ensuite, second bedroom with BIRs and a central main bathroom featuring separate bath, shower, vanity together with separate toilet. The light-filled kitchen and adjoining dining space is generous in size and features an excellent counter and storage space, wall oven and grill, and gas cooktop. This space seamlessly flows through to the incredibly spacious living zone that has had brand new carpet installed and features a Rinnai gas heater, perfect for relaxing and unwinding or entertaining family and friends. The home is complete with an entry foyer, NBN connection, laundry and an excellent amount of storage throughout for the size of the home. Externally the home offers a single carport together with its own private storage unit, perfect for the garden tools. Whilst the home offers low maintenance gardens, you can create a home garden that works best for your lifestyle. What are you waiting for, call the exclusive listing agent Jo Thornton 0409 356 478 today to arrange an inspection, you will not be disappointed. I look forward to meeting you at the next open for inspection.