



120 Errard Street South BALLARAT CENTRAL VIC

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What a gem, and so close to Ballarat CBD. Victorian timber home on solid bluestone foundations featuring intricate iron lacework, return verandah, roof finials, 6 inch Baltic pine floor boards, wide skirtings and architraves, leadlight windows and other high Victorian features. Accommodation includes formal lounge with bay window, three bedrooms and second living room. Two open fireplaces and gas central heating provide a choice for warmth in winter. A studio or rumpus room is situated in the rear garden which is shaded by a ruby red flowing gum. Roof has recently been replaced. A talented renovator using flair and creativity, can transform this beautifully preserved central home into a masterpiece. Within walking distance to Ballarats best cafes, restaurants and shopping precinct this sleeping beauty will create much interest.

Land Size : 407 sqm

View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-central/residential/house/6187144>