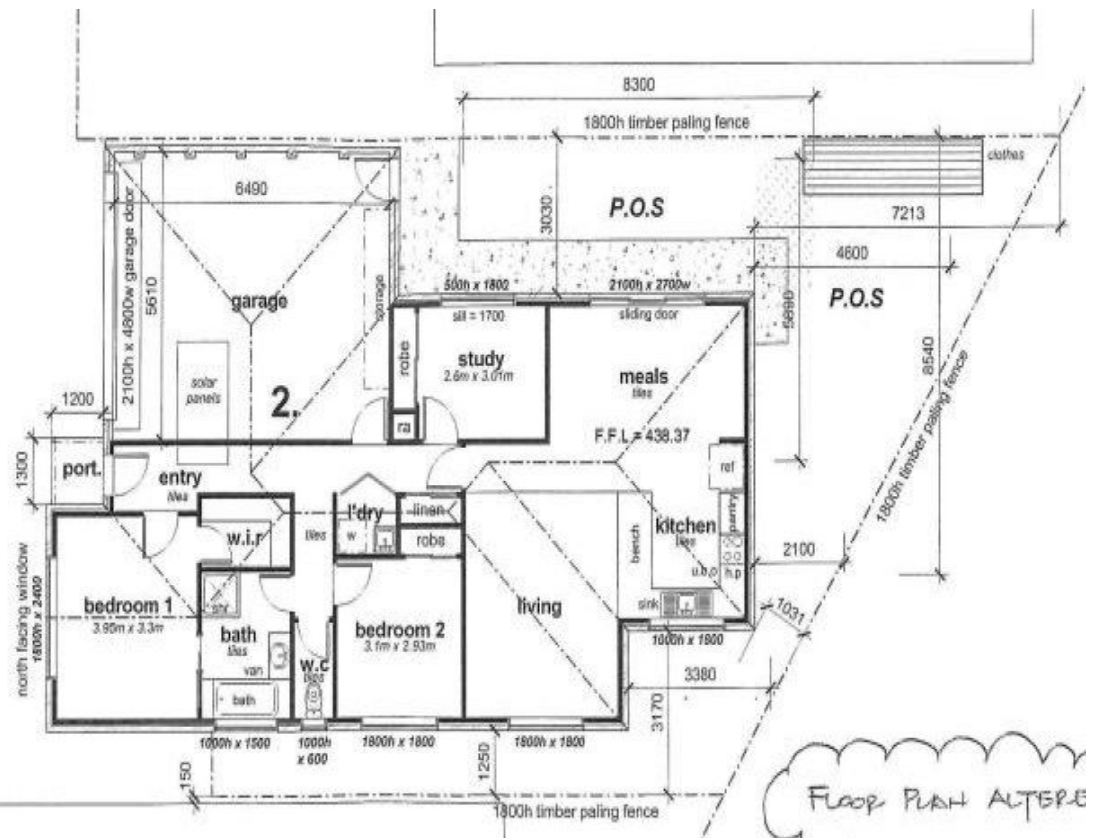





## Townhouse 2

-  Private Open Space  
min. = 25.0m<sup>2</sup> (Other)
-  Private Open Space  
min. = 25.0m<sup>2</sup> (North)

**Areas:**  
 Living area: 113.63m<sup>2</sup> (12.2#s)  
 Garage area: 39.1m<sup>2</sup> (4.2#s)  
 Portico area: 1.56m<sup>2</sup>  
 Total backyard area: 88.46m<sup>2</sup>



2/Lot 10 Sheehan Court BALLARAT EAST VIC

3  1  2 

Pay just \$201,000 with the \$29,000 1st home buyers grant. Offering 3 bedrooms or 2 with study, built ins and walk in robe, kitchen, generous meals and living area with sliding door to outdoor entertaining area. Includes ducted heating, split system, stainless steel dishwasher, cook top and stove, carpets, ceramic tiles, blinds, screens, double auto garage and water tank. All paths, landscaping, timber fences included. Nothing more to spend. Due for completion in July 2009. Buy off the plan and save on stamp duty. What a package!  
 Just minutes from Ballarat CBD, University, Golf Course, public transport schools and colleges.

**View :** <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/townhouse/6187151>