



**13 LITTLE DODDS Street BALLARAT VIC**

2 1 3

Dont dally in looking at this home Great central east location handy to city centre, Sovereign Hill, and Uni route, and offering many extras extra heater, sunblinds, ceiling fans, kitchen cupboards and garden sheds. Extremely sound 2 bedroom home with extra living space, upgraded bathroom area, bright well equipped kitchen and floating and hardwood flooring. All gas appliances including 2 gas heaters for winter warmth, sunblinds and ceiling fans for summer comfort. Great block with character, colorbond garage and excellent garden shed storage. Easy care exterior and terra cotta tile roof, concrete driveway and more. Inspect soon.

**Building Size** : 10 sqm  
**Land Size** : 640 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat/residential/house/6187161>



**John Morris**  
03 5331 2000