



### 9 Fraser Street MOUNT PLEASANT VIC

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What a great opportunity to add this property to your list of straight forward possible development sites. The home has been very well looked after and would make an ideal first home or investment with three bedrooms, all with robes, spacious lounge and a separate kitchen dining room. Situated on a block that measures approx 1226m<sup>2</sup>, this property may lend itself to the rear of the land being subdivided with access off Elsworth Street. The home offers a peaceful and quiet setting with a lovely outlook and easy access to town.

**Building Size** : 14 sqm  
**Land Size** : 1226 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/mount-pleasant/residential/house/6187191>



**Robert Cunningham**  
5337 0040