



Total Living Area: Approx. 90sqm



**1/317 Kline Street Ballarat East VIC**

2 1 2

An extremely well presented and cared for two bedroom townhouse situated on 328m2 will be ideal in retirement or as an investment property. There is a spacious and bright north facing living area, front kitchen with outlook, two bedrooms both with robes, separate bathroom with bath shower recess and vanity. The BONUS is the external room, the perfect spot for a hobby, sewing or art studio. There is a gas heater, secure external shutter blinds and tinted windows throughout. The private and protected rear yard space is the perfect place for a BBQ. There is a single garage and second car space.

**Land Size** : 328 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/unit/6187434>



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Total Living Area: Approx. 9.9sq

