



### 103 Morres Street Ballarat East VIC

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With beautiful Black Hill as a backdrop and a nature reserve with playground metres away this three bedroom weatherboard property would make the perfect family home. On a large deep block of approximately 573sqm there is more than plenty of room to extend and take in the views from the north-facing rear of the home. Two of the three bedrooms are located at the front of the house and the third, with generous built-in robes, is off the lounge room. There is a split system to the lounge and an electric Rinnai heater to the dining/meals area which adjoins the kitchen, gas oven and cooktop. The bathroom has a shower over bath with a separate WC accessible from the laundry. The fully fenced backyard, accessible from the side of the property, houses a generous concrete floored storage shed with a large lift panel door, perfect for a workshop. Currently tenanted on a periodic basis at \$230 per week this property could also be the next investment

**Land Size** : 573 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/ho use/6187571>

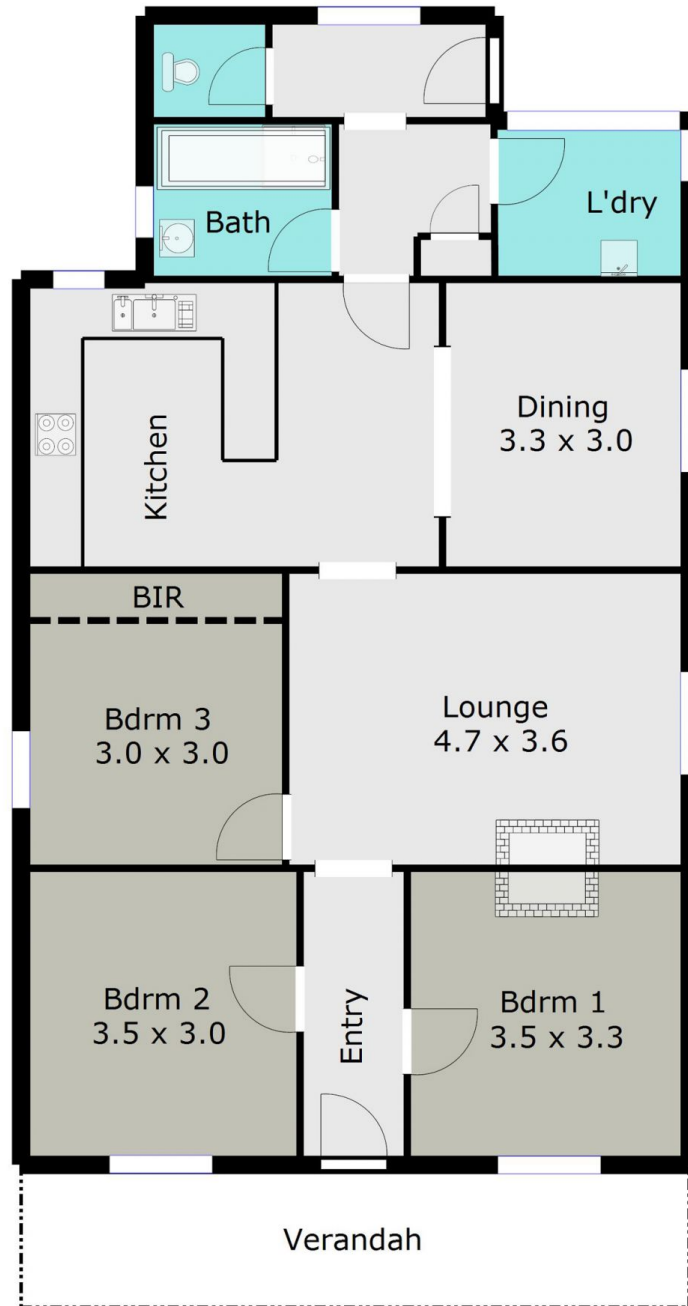


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TOTAL LIVING AREA: APPROX. 11.1SQ



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DISCLAIMER:

ALL DIMENSIONS ARE APPROXIMATE & NOT 100% TO SCALE.  
FOR FURTHER INFORMATION, PLEASE CONTACT YOUR AGENT DIRECTLY.

