



#### 45 Fraser Street Mount Pleasant VIC

4 2 2

Leased until the end of the year, this property is offering all that is required for low maintenance, secure investment option with very good tenants. Comprising four bedrooms with built in robes, main with Ensuite and walk in robe, open plan living, double garage and enclosed Rear Yard. The many features include spacious kitchen/meals, stainless steel appliances including dishwasher, large lounge, rear yard access plus gas central heating throughout. Remote control double lock up garage and direct house access plus off street parking, low maintenance landscaped front and rear yards. Leased at \$355pw until the end of 2019. Perfectly positioned for easy access to the University, Mount Helen amenities and Ballarat CBD. Inspect today!

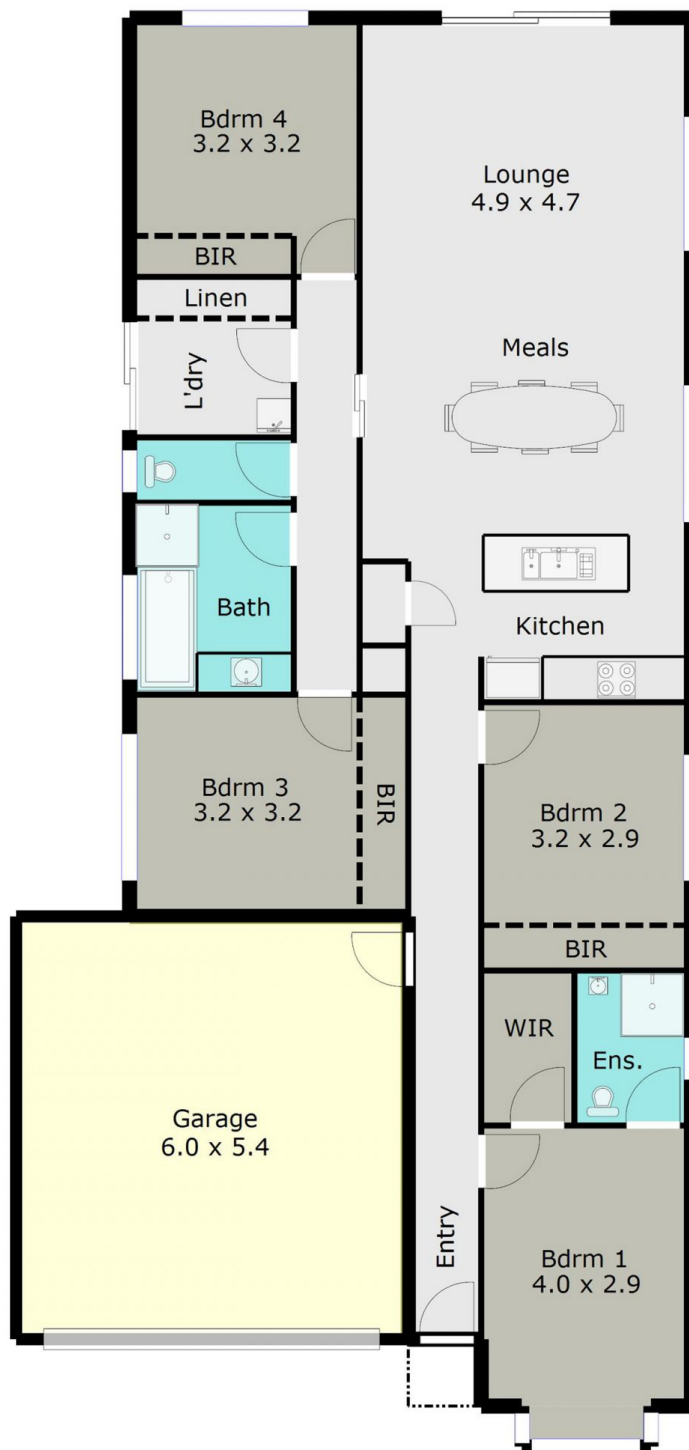
**Price** : \$ 357,000

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/mount-pleasant/residential/house/6188015>



**Leigh Hutchinson**  
03 5331 2000

TOTAL LIVING AREA: APPROX. 15SQ



41 & 45 FRASER ST, MOUNT PLEASANT

DISCLAIMER:

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

