



#### 41 Fraser Street Mount Pleasant VIC

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Perfectly positioned for easy access to the University, Mount Helen amenities and Ballarat CBD. 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 till the end of 2019 at a return of \$355 per week. Inspect today!

**Price** : \$ 355,000

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/mount-pleasant/residential/house/6188016>



**Leigh Hutchinson**  
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TOTAL LIVING AREA: APPROX. 15SQ



DISCLAIMER:

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

