



### 308 Larter Street Golden Point VIC

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Quiet central east location close to city centre, Sovereign Hill, Lake Esmond, and Uni bus route showing impeccable presentation and an easy care garden area. Comprising separate entry foyer, 3 spacious bedrooms, large, bright and airy lounge with gas heating and split system air conditioner, and a roomy kitchen meals area with efficient Rinnai gas heating, gas cooking, excellent bench and cupboard space and a roomy walk-in butlers pantry or study area. Extensive easy care concrete paving, 559sqm block, single garage/workshop with remote door, carport, fernery area and rainwater tank, sunblinds for summer comfort and handy rear porch for easy access. Weatherboards, paintwork and the tiled roof are in excellent order with ample scope for an update if required, making an ideal package for investors or occupiers alike. Excellent tenant if required.

**Price** : \$ 310,000

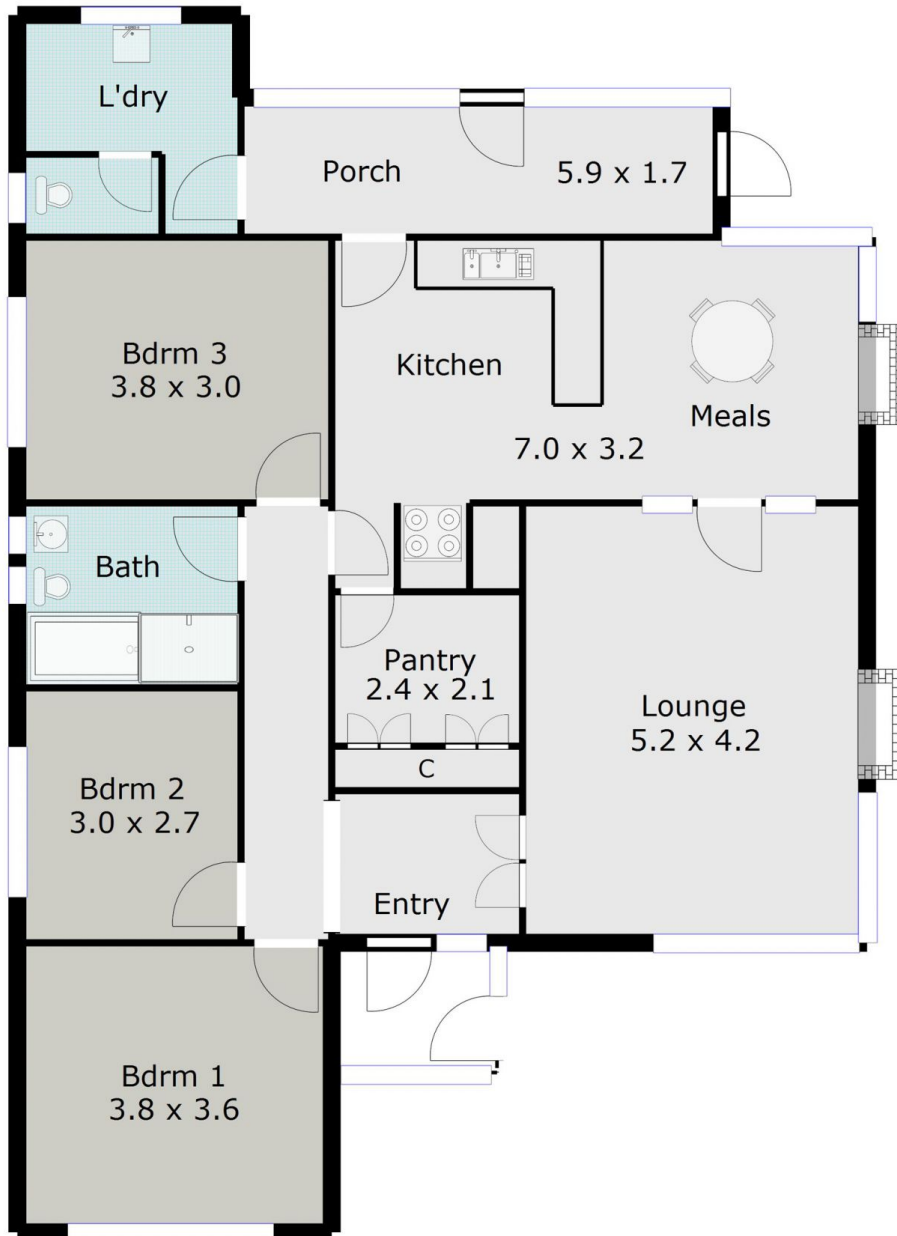
**Land Size** : 559 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/golden-point/residential/home/6188023>



**John Morris**  
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TOTAL LIVING AREA: APPROX. 14.4 SQ



DISCLAIMER:

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

