



6 Rebellion Place Ballarat East VIC

3 2 1

Situated on the Melbourne side of town, in close proximity to Federation Uni, the pleasant Eureka Gardens, and just a few minutes' drive to Ballarat's thriving CBD, this home provides exceptional value to all forms of buyers. On a low maintenance allotment, the 3 bedroom freestanding dwelling upholds a carefree investment opportunity. The property has been leased 100% of the time since being built with consistent rental growth every year. The potential rental return of \$350 per week offers in excess of a 5% return with depreciation benefits from day 1. For young couples and families the home is in exceptional condition and features all modern luxuries in a safe & family friendly development. The appealing floor plan offers an exceptional open planned living space inside, opening up to an outdoor area on west side of the home, perfect for catching afternoon sun. There is an additional space on the title for extra car parking. 6.4% annual growth in Ballarat

Price : \$ 360,000

View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/house/6188088>



John Morris
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TOTAL LIVING AREA: APPROX. 11.5 SQ



DISCLAIMER:

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

