



### 604 Walker Street Ballarat North VIC

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Located close to the Northway shopping centre, public transport available, sporting facilities, fun parks and amusement centres, both public and private schools this entry-level property invites those looking for a solid home complete as is or improve to your taste, or take advantage of a great investment opportunity, current lease in place until Feb 2020 with excellent rent return of \$330 per week. This home's floorplan offers three good size bedrooms, bright kitchen area with electric oven and range hood & timber floors throughout the main areas and new carpet to other rooms, split system and gas central heating, open plan dining and living area with views outside to the garden plus a family bathroom and laundry with storage. Neat and tidy home that presents with opportunity to live, renovate, extend upwards (STCA) down the track or simply invest in a great rental property, fantastic location and with tenant in place. Ensure you are quick to check this one out!

**Price** : \$ 350,000

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-north/residential/house/6188132>



**Leigh Hutchinson**  
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**Tony Lockyer**  
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TOTAL LIVING AREA : APPROX. 18 SQM



Approx land size 94 sqm

DISCLAIMER:

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