



#### 4/48 Water Street Brown Hill VIC

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Ideal as an entry level first home or investment, this tidy 2BR townhouse is sure not to last. Convenient on the Melbourne side of town for an easy commute, yet still being a 5 minute drive to Ballarat's CBD. Features include separate toilet & laundry, stainless steel appliances to kitchen including gas cooktop and electric oven, split system cooling and heating, fully fenced, single remote door garage with additional storage area. This property will be appreciated by all buyers from all categories; investors, downsizers and first home owners don't miss your chance for this affordable townhouse in a great location! Enquire now to book your viewing.

**Price** : \$ 270,000  
**Land Size** : 201.84 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/brown-hill/residential/townhouse/6188172>



**Tony Lockyer**  
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**John Morris**  
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TOTAL LIVING AREA: APPROX. 9.5 SQ



DISCLAIMER:

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

