



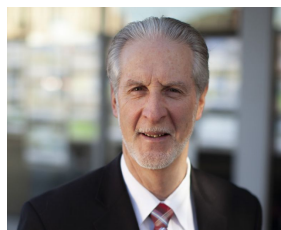
## 213 Ripon Street South Ballarat Central VIC

2 1 2

The ever popular Cal Bungalow period full of authentic character and enormous potential and ideally suited to working professionals, downsizers or the young family. An easy-care 500sqm corner block with great access, only minutes to some of Ballarat's best private schools, hospitals, Lake, CBD shopping, cafes and restaurants, and so well located in a quiet, tightly held inner city location. The versatile floorplan features a handy study area, and 3 bedrooms (including bungalow). Formal lounge with bay window, split system air conditioning and gas heating with timber surround, stylish central bathroom with some original re-purposed pressed metal features, and a wonderful, well appointed kitchen (pressed metal ceiling) meals overlooking the alfresco and beyond. Easy access from the separate laundry and toilet facilities to the beautiful cottage garden which has a wonderful easterly aspect, allows many options should house extensions be

**Land Size** : 500 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-central/residential/house/6188197>



**John Morris**  
03 5331 2000



**Robert Cunningham**  
5337 0040

Internal 154m<sup>2</sup> External 345m<sup>2</sup> Total 499m<sup>2</sup>

2 x  1 x  1 x 

213 Ripon Street Sth, **Ballarat Central**

