



### 113 Errard Street Ballarat Central VIC

3 1 2

With everything at your doorstep and just minutes' walk to restaurants/ eateries and shopping, this is the perfect place to call home. This charming brick period home positioned on a 689m2 allotment in a prime location. The morning commute to work is made easy being just a short drive or walk to the central hub and in close proximity to both primary & high schools. Be greeted by a gorgeous entry, exposed brick wall to hallway, timber panelled walls and 13 foot ceilings. Take a moment to admire the formal lounge area with sophisticated bay window and fire place. There is gas central heating. The home includes 3 bedrooms and a study which could easily be used as a 4th bedroom to suit your families' needs. To the rear of the property is a homely meals area adjoining a warm country style timber kitchen. Features include wall oven, dishwasher, shelving, ample cupboard space not to mention plenty of natural lighting provided by the sky light. Step out into a paved undercover

**Land Size** : 689 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-central/residential/house/6188236>

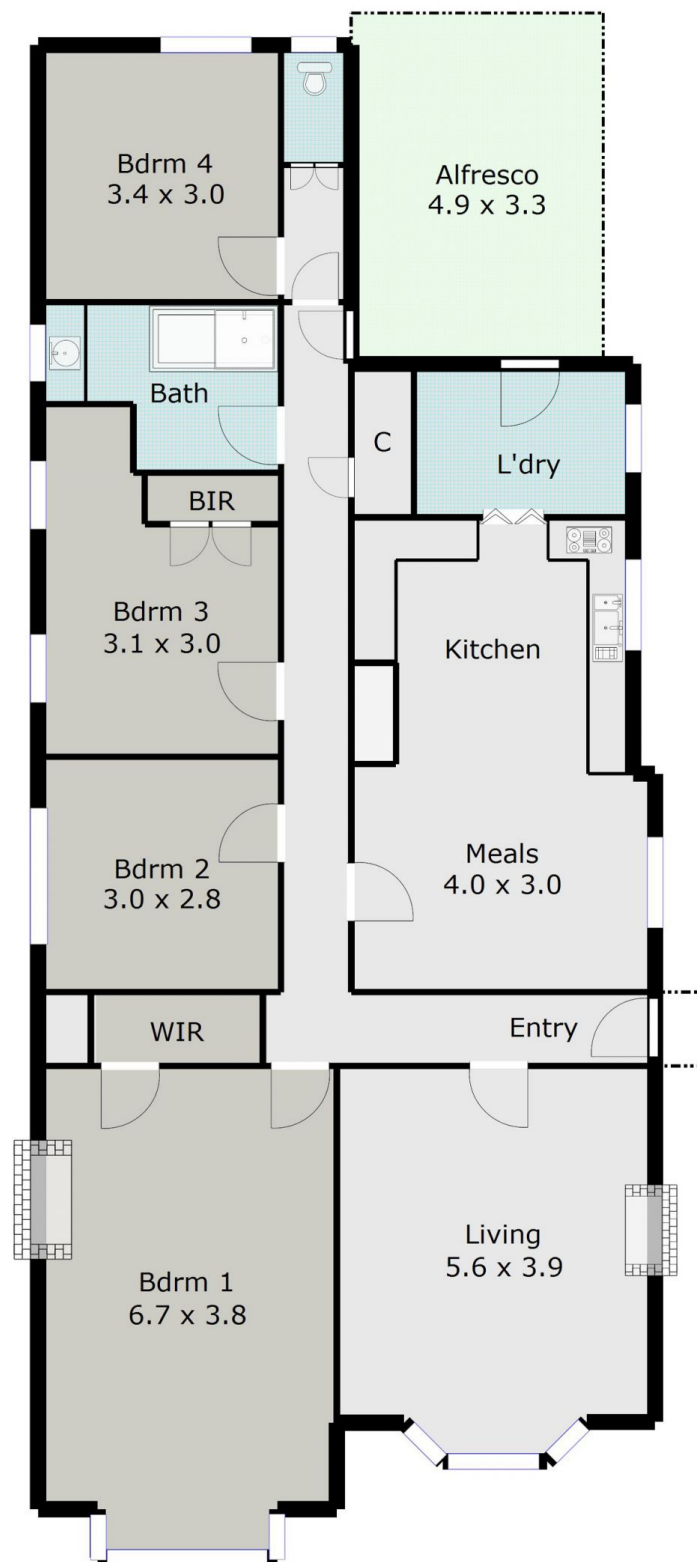


**Robert Cunningham**  
5337 0040



**Leigh Hutchinson**  
03 5331 2000

TOTAL LIVING AREA: APPROX. 15.6 SQ



DISCLAIMER:

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

