



### 6/709 Tress Street Mount Pleasant VIC

3 2 2

This townhouse raises the benchmark in terms of size and generosity, ticking many boxes for all types of buyers. Set in a fantastic location with a kindergarten, primary school, reserves, Zagame's Hotel and Sovereign Hill just a short walk away. Upon entering, you'll feel right at home in the comfortable light filled secondary living area. Space is not an issue in this property with 3 bedrooms, 2 bathrooms and 2 living areas to enjoy. The functional open plan kitchen/ meals area of generous proportions includes stainless steel appliances, electric oven, island bench and split system. Enjoy the practicality of the master bedroom with ensuite and direct access to the undercover alfresco area. Built in robes are included to all bedrooms and gas central heating throughout. Positioned on a 517sqm block with private grassed yard for the family pet to enjoy and a double lock up garage for security. This would make for the perfect first home, down-sizer or a ripe investment opportunity being

**Price** : \$ 395,000  
**Land Size** : 517 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/mount-pleasant/residential/townhouse/6188286>

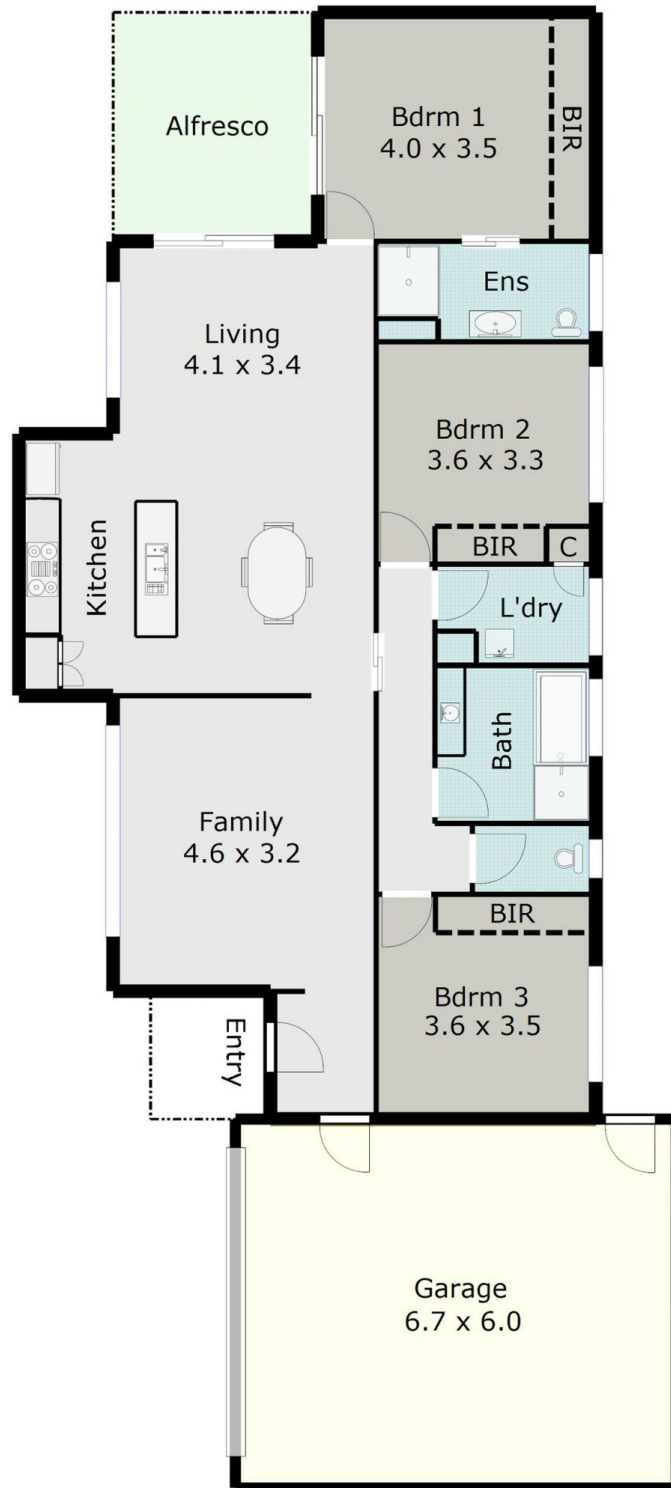


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TOTAL LIVING AREA: APPROX. 13.4 SQ



DISCLAIMER:

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

