

### 2/317 Ripon Street Ballarat Central VIC

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A fantastic opportunity for all buyers to purchase in a tightly held Central market, offerings at this price level are extremely rare to find in such a perfect location like this. With its own allocated carport this 2 bedroom unit has been renovated throughout, providing modern comforts with low maintenance living. Prime position just a few blocks from Sturt St, Lake Wendouree and Ballarat's CBD renowned for its fine cafes and restaurants. An approximate rental value of \$260-280 per week give investors a terrific set and forget opportunity, with all the hard work being done. Located perfectly in between the Western Oval and Yarrowee Trail, plus exceptional convenience as within walking distance to Pleasant park shopping centre. Enjoy both inner city living lifestyle combined with plenty of outdoor options for those that enjoy to explore. So close to everything you need and won't last long, enquire today and book your inspection!

**Price** : \$ 283,000

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-central/residential/unit/6188411>

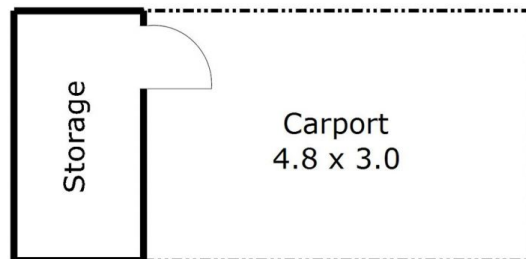
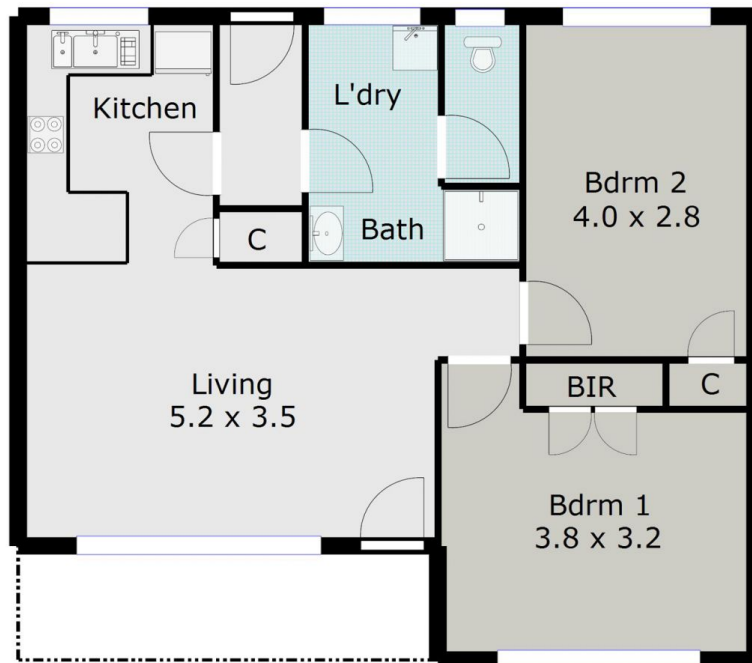


**Tony Lockyer**  
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**Robert Cunningham**  
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TOTAL LIVING AREA: APPROX. 7.3 SQ



DISCLAIMER:

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

