



4/319 Kline Street Ballarat East VIC

2 1 1

This immaculately presented unit offers incredible privacy and is an opportunity not to be missed! Situated in a locale that allows easy access to many of Ballarat's best attractions and amenities.

Price : \$365,000-\$375,000

View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/unit/6466269>

Upon entry, you will find a lovely open plan kitchen, dining and living area that fills with fantastic natural light and has a lovely outlook from all windows plus ducted heating throughout. The modern kitchen is equipped dishwasher, gas cooktop and electric oven, pantry and ample cupboard and storage space allowing for convenience in a spacious low maintenance setting. The bedrooms are located at the rear of the home and both are equipped with built-in-robos access the large centrally located bathroom offering separate bath and shower, together with a wall-to-wall vanity and plenty of room to move. Completing the home is a light and airy laundry room with an abundance of storage,



Matthew Tunbridge
03 5331 2000



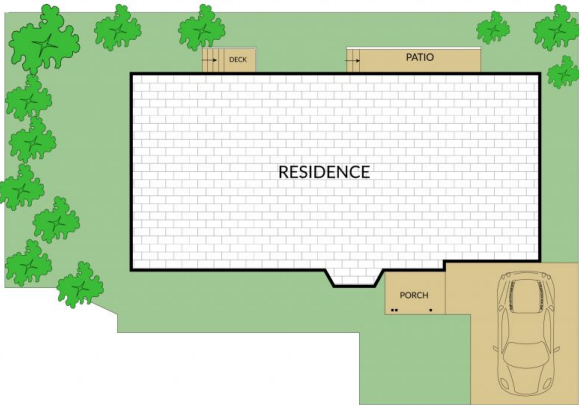
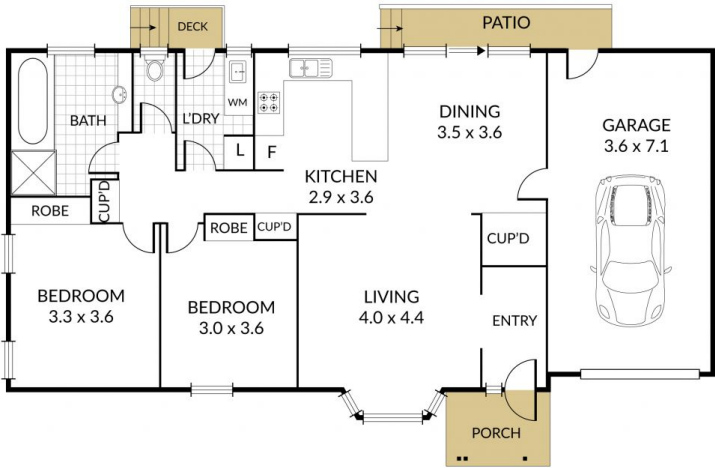
Robert Cunningham
5337 0040

Internal 116m² External 161m² Land Size 277m²

Unit 4/319 Kline Street, **Ballarat East**



2 x 1 x 1 x



**Doepel
Lilley+
Taylor**

Real Estate - Est 1888

NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.