



**204 Howitt Street Ballarat North VIC**

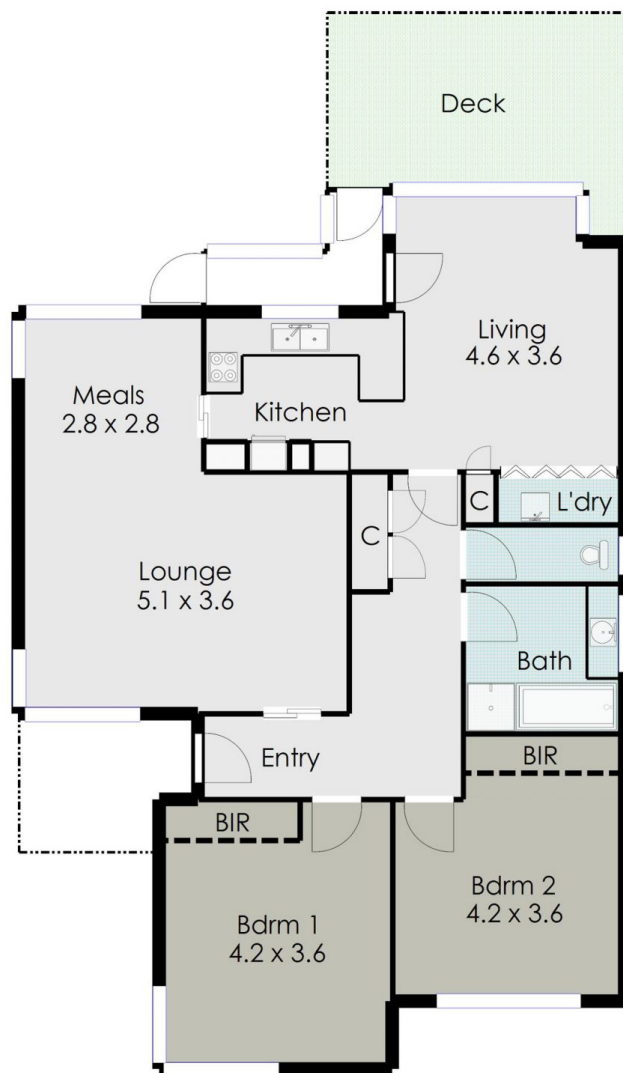
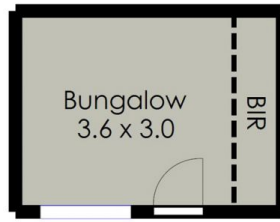
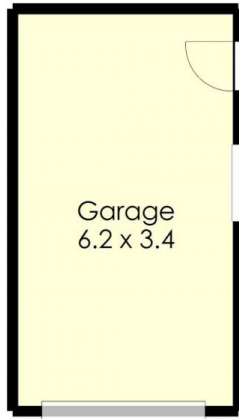
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Classic brick facade, convenient Ballarat North location - immaculate property presenting an outstanding lifestyle opportunity. A perfect property for the retired or first home buyers and investors alike, whether you're looking for an entry into the market, downsizing or looking to take advantage of a great rental return opportunity. Generous living area, dining and kitchen zones that overlook the rear garden, a formal living room, gas heating and split system, two good sized bedroom both offering front garden views and BIRs plus additional storage via the hallway cupboards. The shared family bathroom includes bath, separate shower and vanity. There is much to love about this extremely well looked after property with its location, appealing interior floor-plan and superb undercover entertaining deck overlooking the lovely landscaped backyard, complete with a separate Bungalow/Hobby room and water tank. Single lock up garage and ample off-street

**Price** : \$ 548,000  
**Land Size** : 608 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-north/residential/house/7060802>



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DISCLAIMER:

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

