



**11a Ascot Street North Ballarat Central VIC**

3 2 2

In the heart of Ballarat, this newly renovated terrace home is a rare opportunity to buy distinguished character and design. Boasting both front and rear lane access, while being situated in one of Ballarat's famous tree lined streets, a stone through from Lake Wendouree and Ballarat's CBD, this property is sure to create some interest.

**Price** : \$ 725,000  
**Land Size** : 269 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-central/residential/terrace/7179953>

The spacious master bedroom features a walk in robe and ensuite, with built in robes in the remaining 2 bedrooms. A centrally located bathroom, with views out into an enclosed natural light-well that runs along the north side of the property. At the completion of the hallway you will be greeted by a generously proportionate kitchen, with a gas cooktop/ oven, ample cupboard and bench space that continues into open dining/lounge area that looks out over the easily maintained courtyard.

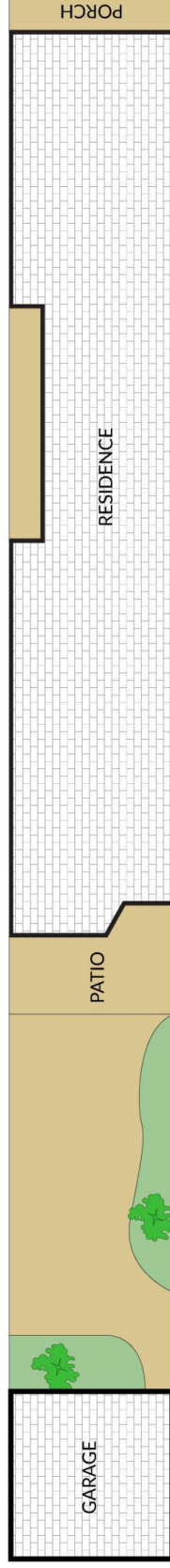
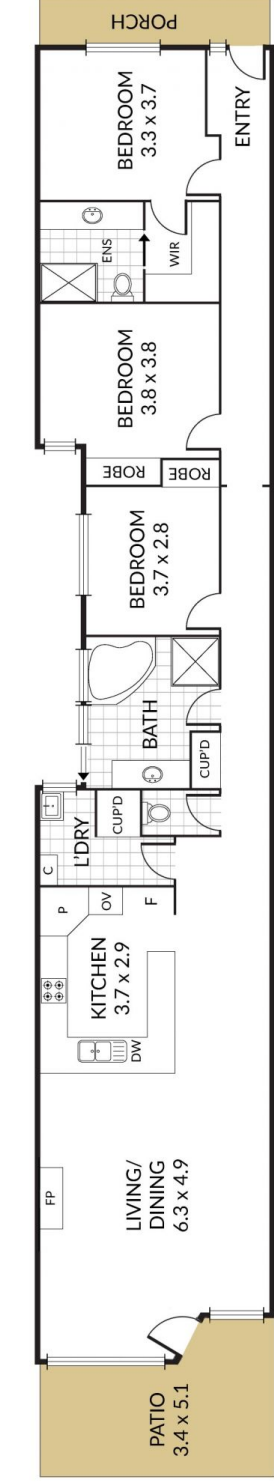
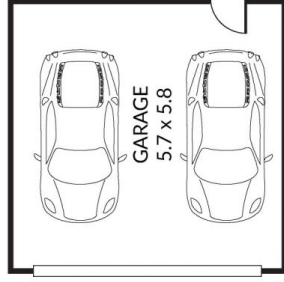


**Robert Cunningham**  
5337 0040

# 11A Ascot Street North, Ballarat Central

Internal 156m<sup>2</sup> External 113m<sup>2</sup> Total 269m<sup>2</sup>

3 x  2 x  2 x 



**Doepel  
Lilley+  
Taylor**  
Real Estate, Est. 1898

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