

10 Gray Street Ballarat East VIC

4  1  2 

Rare to the market in super popular Ballarat East is this substantial development opportunity! Close to Bridge Mall Shopping Centre, supermarkets and CBD, plus primary schools, restaurants/cafes and parks all within walking distance. For the savvy investors/developers, combine the house with the 1100m2 block bursting with subdivision potential (STCA).

The house is in good solid condition, yet in need of some TLC which it would not take much to have it ready to move in or offer for lease. The house boasts 4 good sized bedrooms to the front of the property, open plan kitchen, dining and living and a good sized combined bathroom/laundry to the rear. Inside features Rinnai gas heating, split system reverse cycle and outside a double lock up garage offering 3 bays in total.

Price : \$ 475,000
Land Size : 1100 sqm
View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/house/7319622>



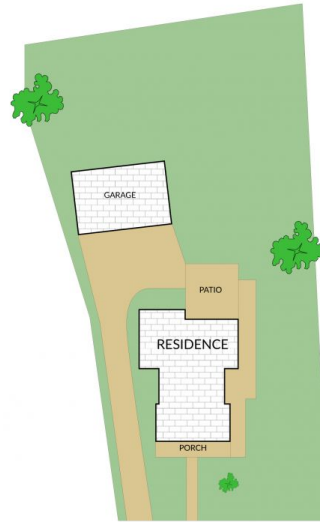
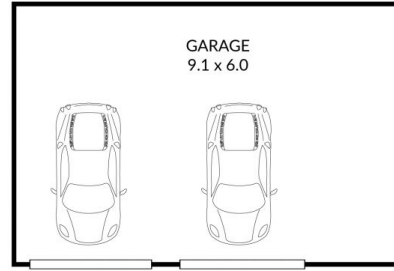
Leigh Hutchinson
03 5331 2000

Internal 147m² External 30m² Land Size 1100m²

10 Gray Street, **Ballarat East**



4 x 1 x 2 x



**Doepel
Lilley+
Taylor**
Real Estate. Est. 1988

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