

**405 Eyre Street Ballarat Central VIC**

2 2 1

A gorgeous Cal Bungalow style in fantastic central location close to school, hospitals, and all the city has to offer. Comprising 2 bedrooms with robes and ensuite, open plan kitchen meals family area, and combined main bathroom/laundry/toilet facilities. Loads of charm of the era, seemingly very sound and solid and comfortably liveable whilst making your renovation plans. Gas and s/c heating, and 2 x split system air conditioners for great summer and winter comfort. Located right in the heart of town, on app 417sqm block with own driveway, good paving, garden beds, carport and lock-up shed. Perfect position ideally suited to many buyers.

**Price** : \$ 485,000  
**Land Size** : 417 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-central/residential/house/7320235>



**John Morris**  
03 5331 2000

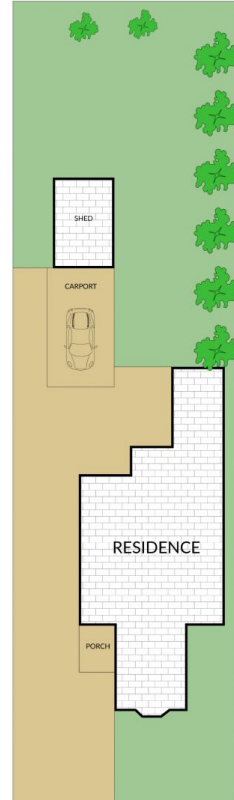
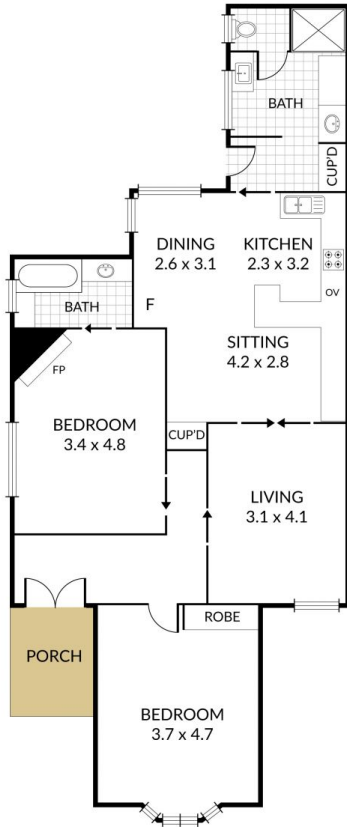


**Matthew Tunbridge**  
03 5331 2000

Internal 130m<sup>2</sup> External 287m<sup>2</sup> Land Size 417m<sup>2</sup>

# 405 Eyre Street, **Ballarat Central**

2 x  2 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.