

1/827 Humffray Street South Mount Pleasant VIC

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This well presented 2 bedroom brick veneer property on 452m<sup>2</sup> block presents a great opportunity for investors, first home buyers or those looking to downsize. Boasting a desirable location close to Mt Pleasant reserve, and all that Ballarat CBD has to offer being just minutes to all shopping, restaurants, cafes and more.

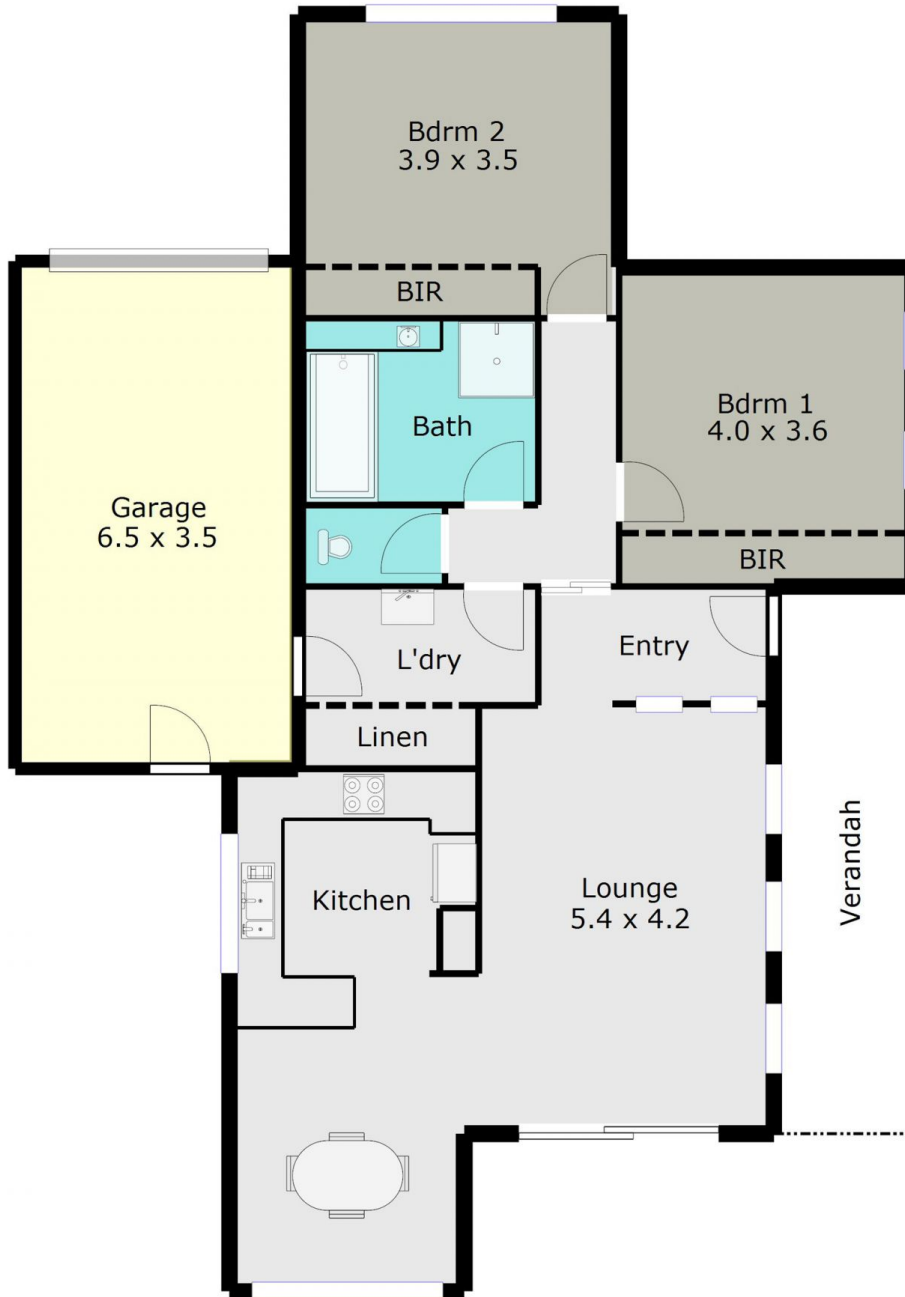
**Price** : \$ 380,000  
**Land Size** : 452 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/mount-pleasant/residential/unit/7604546>

Enter through the front door into a small foyer, cleverly partitioned for privacy that leads into a large light filled living area with a separate dining room. Well-appointed kitchen with dishwasher, stainless steel appliances plus plenty of bench and cupboard space. A good size bathroom with separate bath and shower services the 2 spacious bedrooms with large built-in robes. Other features to note are; separate toilet room, convenient gas central heating and accompanying split system in the main living area, instant gas hot water, large linen storage



**Matthew Tunbridge**  
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TOTAL LIVING AREA: APPROX. 11.3 SQ



DISCLAIMER:

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

