

**3/45 Otway Street South Ballarat East VIC**

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Conveniently located near parks, swimming pool, shopping, schools, Fed Uni, Sovereign Hill with easy access to public transport and just a short distance to the Ballarat CBD. Enjoy the lifestyle and conveniences of popular Ballarat East.

This quality low maintenance 1 bedroom flat is set amongst established gardens and presents an incredible investment opportunity. Previously returning a weekly rent of \$240, projecting the savvy investor a rental yield of well over 5%.

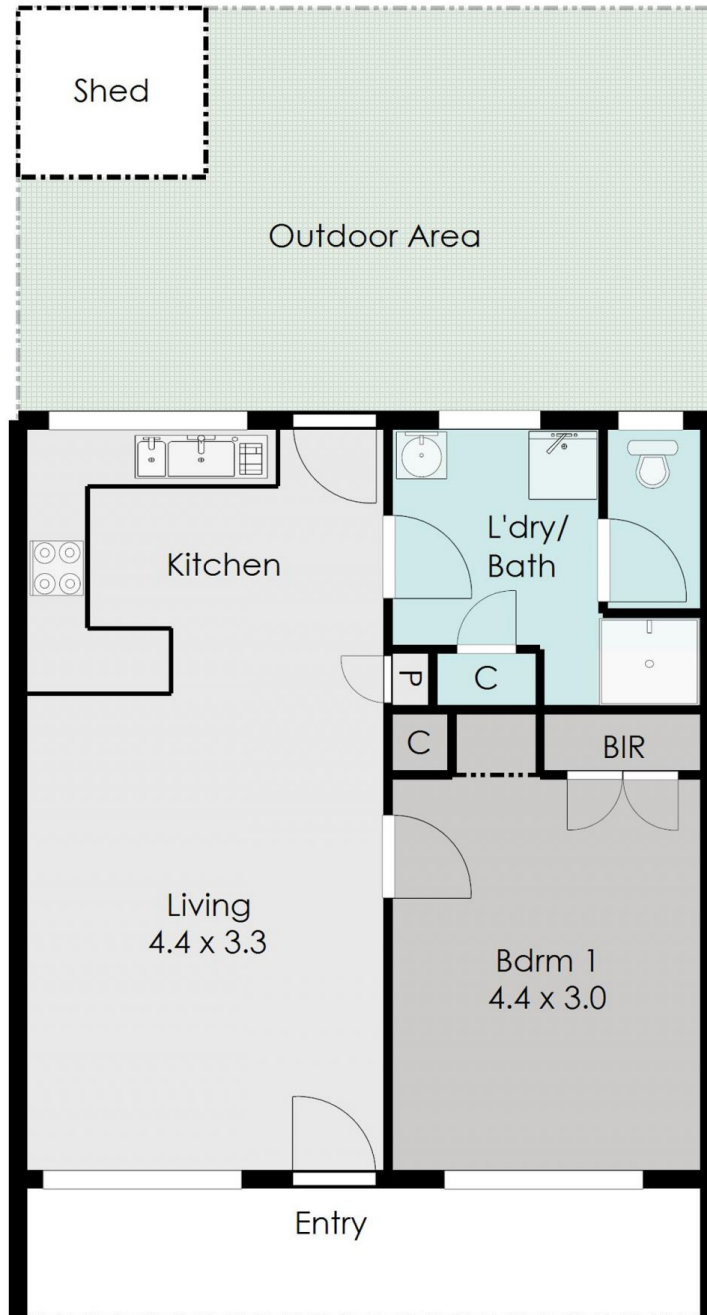
Offering a spacious open plan kitchen, meals and living zone with ceiling fan plus split system heating and cooling to ensure comfort all year round. The generous bedroom offers good storage, a large built-in robe and is serviced by the main bathroom with separate shower and toilet. Completing this property, outside you will find a nice sized

**Price** : \$ 225,000

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/unit/7712873>



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DISCLAIMER:

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

