



**14/318 Lyons Street South Ballarat Central VIC**

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Enviably central living lifestyle! Unbeatable location within walking distance to the heart of Ballarat's CBD precinct providing retail shopping, some of Ballarat's best cafés and restaurants, schools and public transport on your doorstep including close proximity to train station for commuters.

**Price** : \$ 170,000

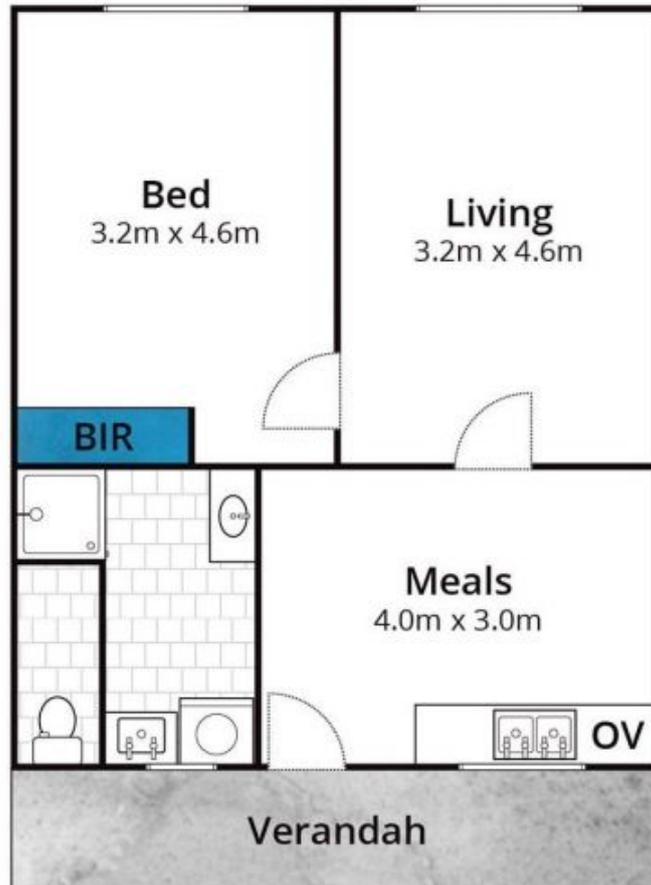
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-central/residential/apartment/7895471>

This neat and tidy unit is an ideal low maintenance haven for retirees, investors or executive couples right in the heart of town and features a large bedroom with built in robe, a good sized lounge area equipped with a split system heating and cooling, spacious kitchen and meals area and a well-designed bathroom and laundry. Located on the second floor of the complex allowing elevated views and with the added bonus of your own single car spot at the rear.



**Matthew Tunbridge**  
03 5331 2000

Completing the allure of this property it has previously been



Approx. Area 50m<sup>2</sup>

Whilst [bwm.com.au](http://bwm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.