



### 317 Armstrong Street North Soldiers Hill VIC

3 1 1

All the CBD has to offer and more, everything is right at your doorstep! Train station, cafes, hotels, theatre, shopping, schools and all within walking distance to this centrally located home and close to schools and sporting complexes. Great for the first home owner, investor or those seeking an easy blend of lifestyle, convenience and security without compromising on space and privacy. Located in the highly sought after suburb of Soldiers Hill this well presented, low maintenance 3 bedroom brick veneer home offers timeless charm, classic and modern features and abundant potential.

The internal layout features three bedrooms all with built in robes and located close to the large modern family bathroom with separate bath and shower. A spacious light filled living room leads into the kitchen and adjoining dining space evoking a sense of space with seamless transition

**Price** : \$549,000 - \$588,000  
**Land Size** : 422 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/soldiers-hill/residential/house/7983214>



**Leigh Hutchinson**  
03 5331 2000

Internal 109m<sup>2</sup> External 313m<sup>2</sup> Land Size 422m<sup>2</sup>

317 Armstrong Street North, **Soldiers Hill**



3 x 1 x 1 x

NORTH



**Doepel  
Lilley+  
Taylor**

Real Estate - Est. 1889

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