

302 Nicholson Street Ballarat East, VIC



Central Location in the Heart of Ballarat

Here is your opportunity to live in the heart of Ballarat with this centrally located home in Nicholson Street, Ballarat East. Meticulously renovated, this home is just a 15 minute walk (approx) to the Ballarat Train Station, cinema, supermarkets and the large variety of bars, restaurants and cafes Ballarat has to offer.

From the moment you step inside you feel 'at home' with every renovation carefully curated to create an atmosphere of modern style and comfort. The open-plan living kitchen/dining and living space flow seamlessly and are bathed in plenty of natural light from the large glassed sunroom at the front of the home.

The heart of this home lies in its fully functional and well designed kitchen, boasting ample cabinetry and plenty of countertop which doubles as a breakfast bar and extra seating for a coffee with friends or homework with the kids.

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Outside there are two lockable garages for off street parking or storage and a side grassed area which is fully fenced for pets and children or entertaining in the warmer months with summer BBQ's or cheese platters. This home is on a low maintenance 300sqm (approx.) blo...

Inspect:

Price: \$450,000 - \$480,000



Stu Brien

0416 183 566



Fiona Hart

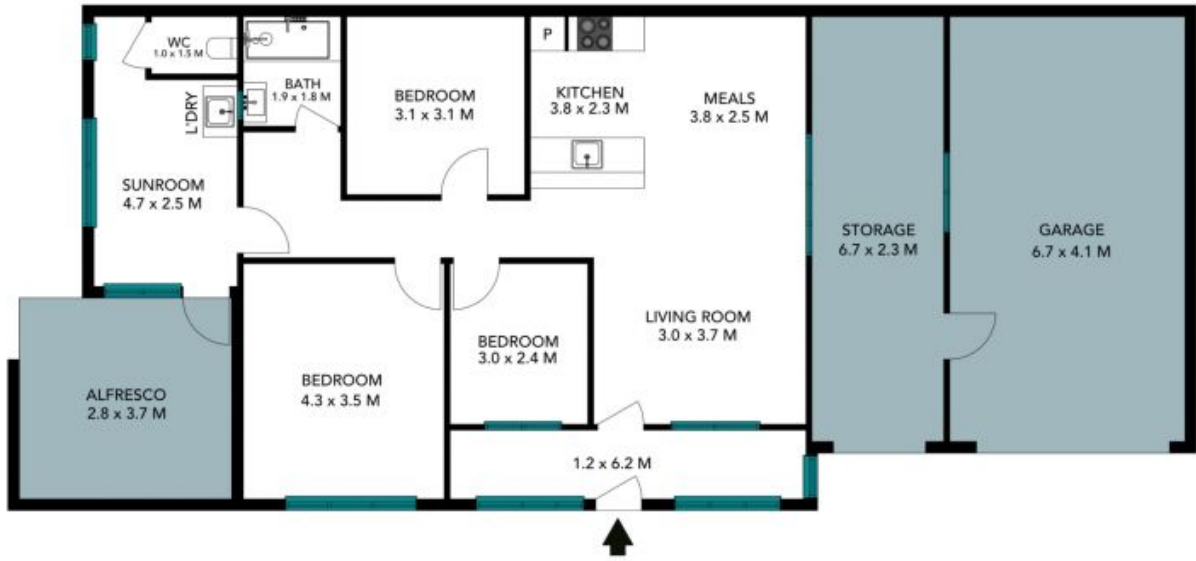
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Ballarat



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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