

36 Frances Crescent Ballarat East VIC

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A fantastic investment opportunity awaits with this well-maintained 3-bedroom home, perfectly positioned on a substantial 738m² block in the sought-after area of Ballarat East. Ideal for the astute investor, this property offers immediate returns, currently rented at \$390 per week, the home is generating a steady income while offering significant future development potential.

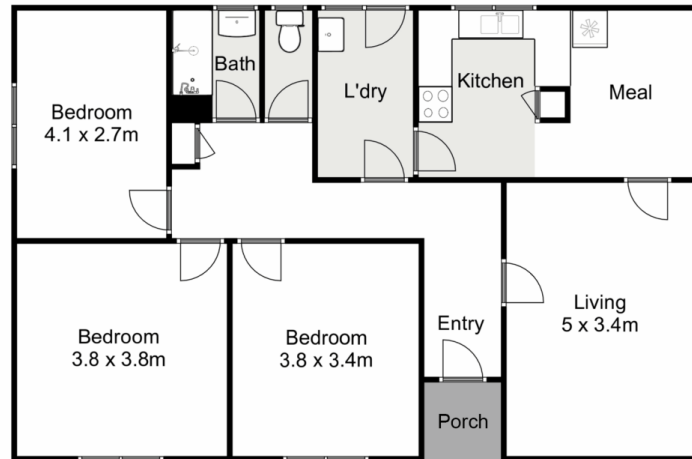
The spacious block size and its positioning provide an enticing opportunity for potential subdivision (Subject to Council Approval), giving savvy buyers the option to unlock even more value. Whether you're looking to develop or landbank, the size and flexibility of this allotment make it a versatile investment for long-term capital growth.

The house itself is a solid residence, featuring three generously sized bedrooms, a functional kitchen, and a

Price : \$330,000 - \$360,000
Land Size : 738 sqm
View : <https://www.ypa.com.au/8147540>



Zac Boland
 0439 442 286



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