



48 Rowe Street, BLACK HILL, VIC 3350

Charming Period Cottage with Modern Comforts – Close to Ballarat CBD

Blending timeless character with contemporary living, this captivating cottage offers both style and functionality in a sought-after location. Cleverly designed with ample windows, strategic lighting, and expansive decking, the home feels open and inviting while overlooking a lush, established garden.

Inside, you'll find two generous bedrooms and two modern bathrooms, complemented by an open-plan living and dining area. The gourmet kitchen boasts stone benchtops, a breakfast bar, under-bench stainless steel sinks, and a 900mm stainless steel cooker. A neatly concealed European laundry sits behind bi-fold doors, maximising space and convenience.

The dining area opens directly to the deck, creating a seamless indoor##outdoor flow, while the living area connects through French doors to a second deck, enhancing the home's sense of space. Clever built-in overhead storage provides the perfect spot for books or display pieces.

Period features have been beautifully maintained, including an original fireplace, timber ceilings, and ornate architraves. The master bedroom includes a built-in robe and ensuite with a walk-in shower, while the second bedroom features its own original

TYPE: For Sale

INTERNET ID: 300P184283

SALE DETAILS

\$540,000

CONTACT DETAILS

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BALLARAT, VIC

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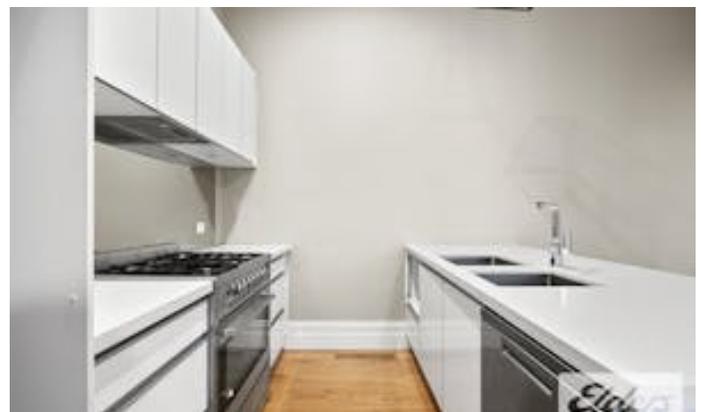
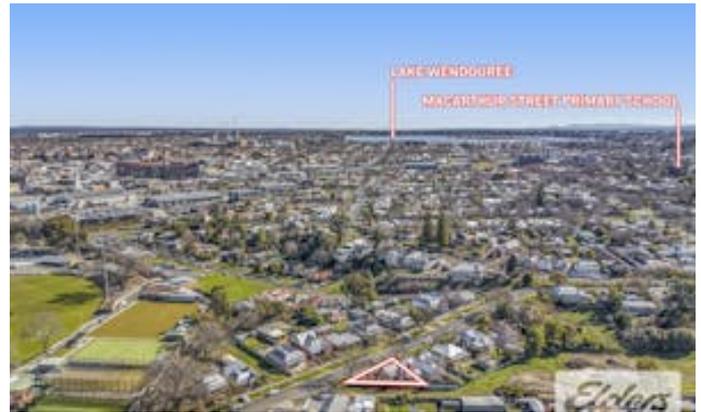
fireplace and timber details. The main bathroom delivers chic, modern luxury with a clawfoot bath, walk-in shower, and elegant vanity.

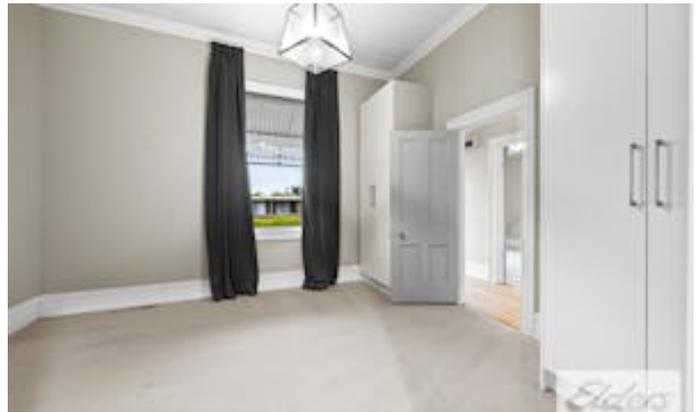
Situated in a quiet street among other beautiful period homes, the property is just minutes from the Ballarat CBD, the new GovHub, and Ballarat train station. There's off-street parking for two cars, plus potential for a garage or carport. Architecturally designed preliminary drawings for an additional bedroom and bathroom are also available.

Investment Note: The property is currently leased to a tenant on a month-to-month basis at \$390 per week, offering immediate rental income and flexibility for the future.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Heating

- Land Area 223.00 square metres
- Bedrooms: 2
- Bathrooms: 2
- Car Parks: 1
- Floorboards





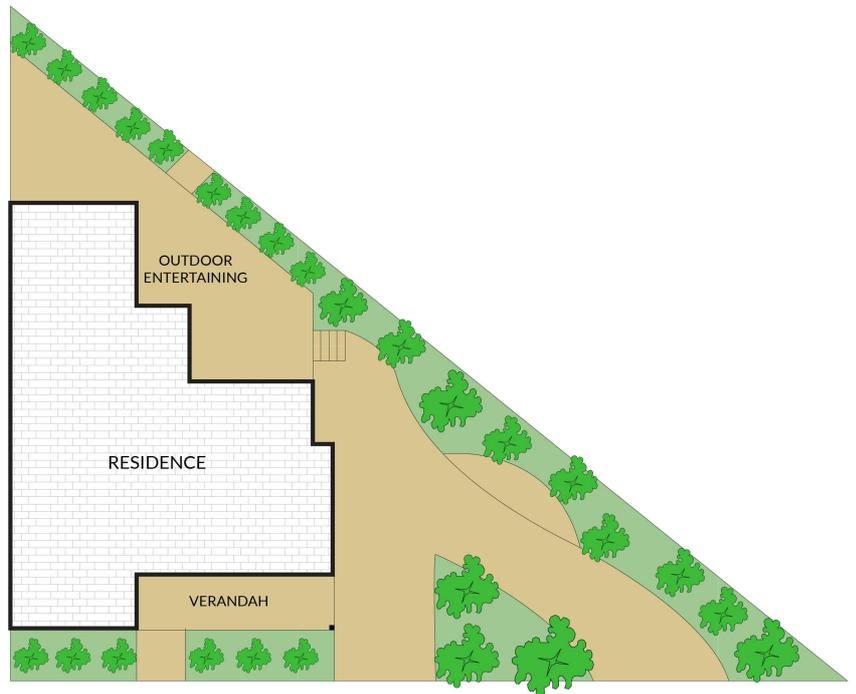


Internal 80m² External 50m² Total 130m²

48 Rowe Street, **Black Hill**



2 x 2 x



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