



### 9 Suburban Street Clunes VIC

3 1 1

Set on a generous allotment of approx 1100 sqm, we offer to the potential new owner this delightful 3 bedroom family home well positioned right in the heart of Clunes. This charming family home that is filled with natural light, particularly in the new open plan kitchen that has plenty of cupboard space and electric oven that is set beside the large and inviting living area. There is a split system to keep you warm in the winter and cool in the summer.

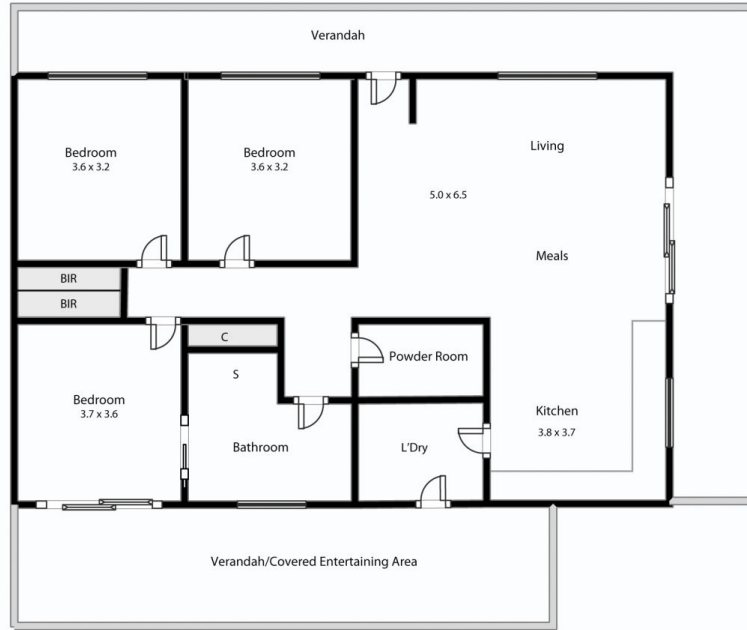
There is a 2 way bathroom in-between bedroom 1 and 2 which is great for practicality and have built in robes in both these bedrooms. Externally get excited by the large backyard that includes a raised vegetable garden bed and 2 water tanks and plenty of room for the kids or family pets to run around for hours. The home boasts a pergola and lovely veranda that wraps around the entire home with

**View :** <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/clunes/residential/house/7085944>



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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2022 for Ballarat Real Estate.



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