



#### 4 Swan Boulevard Winter Valley VIC

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Situated in the Ballarat High School catchment zone, close to the Delacombe town centre and a short drive to the Lucas shopping precinct amazingly all sitting on 594m2 approx. allotment. The home comprises of four bedrooms, two bathroom, double garage, alfresco area and is positioned in the quiet end of the Boulevard this property is a must see with large enclosed rear yard and side double gate access. Features include: - four bedrooms - master with walk in robe and ensuite - remaining bedrooms with built in robes - open plan kitchen / meals / living with walk in pantry - Evaporative cooling and central heating. This home will suit investors, first home buyers and down sizers with caravan or boats to store. Call Blaise Newnham today 0423 175 643 to book your private inspection.

**Price** : \$ 525,000

**Land Size** : 594 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/winter-valley/residential/house/7379801>

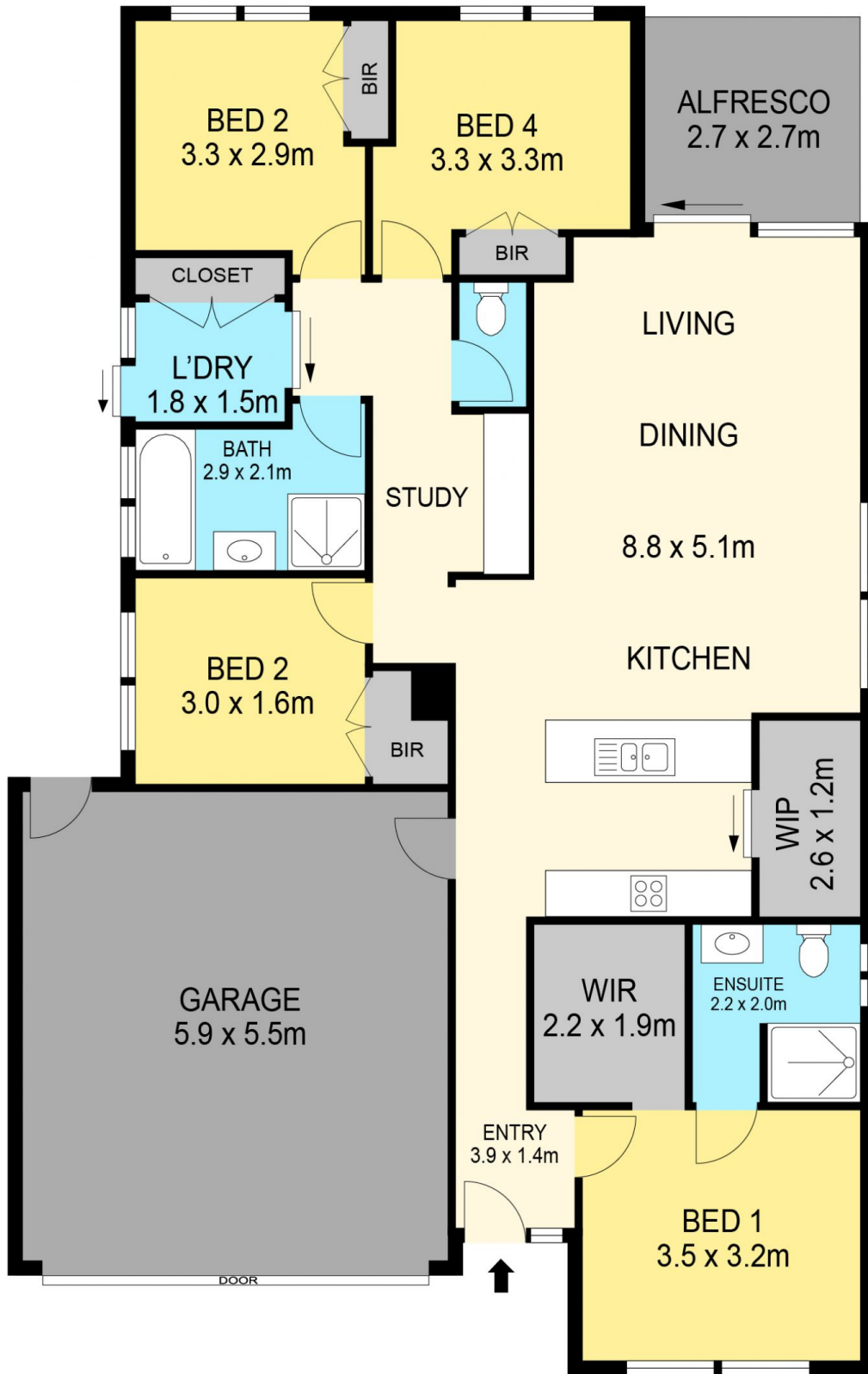


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**DISCLAIMER**

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**Ballarat**  
Real Estate

