



### 11 Whitelaw Avenue Delacombe VIC

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Set on approximately 655m<sup>2</sup>, this well presented and thoughtfully cared for brick veneer home will impress the most discerning occupier or astute investor. Comprising three Bedrooms with robes, and a central family bathroom. This home boasts two separate living spaces, including open plan kitchen/meals/living space with reverse cycle split system and central heating. This property accommodates a large single car garage / shed / workshop complete with a wood heater, double lock up garage and side access. The yard also features two large tanks with a pump for the gardens. This home offers a spacious yard and only minutes to the Delacombe Town Centre, which has all your convenience shopping covered. Situated in a safe service road, with public transport right out the front on Whitelaw Avenue, sure makes this comfortable established home, ready for its next owner ...

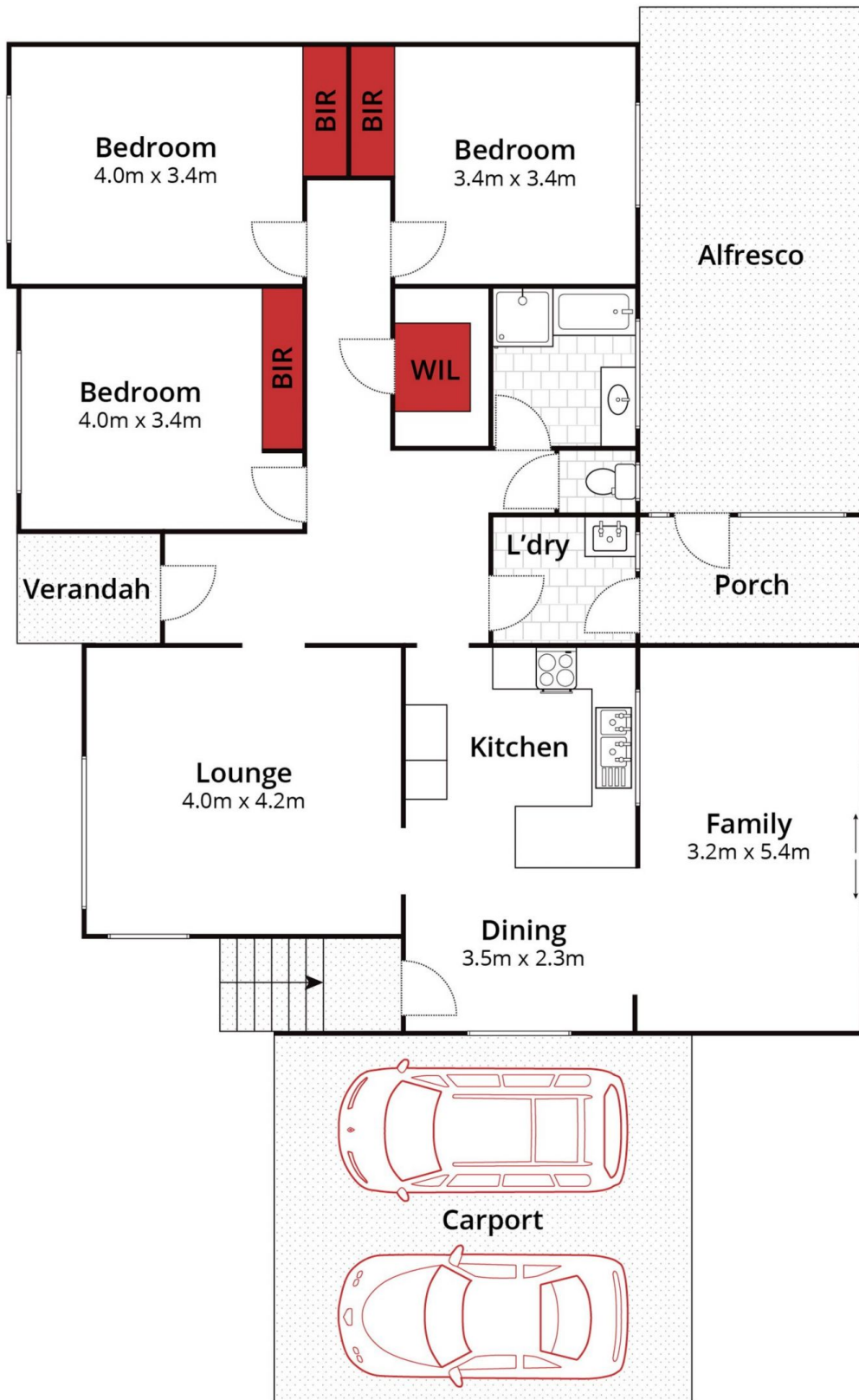
**Price** : \$ 405,000

**Land Size** : 655 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/delacombe/residential/house/7404719>



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Approx House Area 126m<sup>2</sup>

Approx Land Area 655m<sup>2</sup>



Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**11 Whitelaw Avenue, Delacombe**

**Ballarat**  
Real Estate

