



### 36 Bute Close Clunes VIC

4 2 8

Located in popular Clunes in a most desirable estate filled with other quality homes is this well presented and stylish family home. The home itself has been updated throughout and boasts 4 bedrooms, the main with a split system, full ensuite and Wir.

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/clunes/residential/house/7530583>

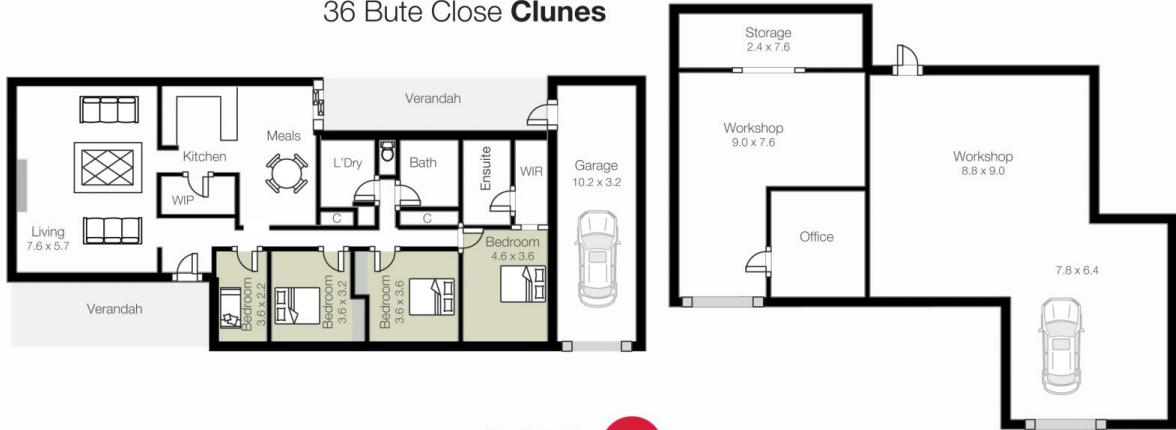
The large light filled living area has a fantastic wood heater, new flooring and is ideal for a larger family.

The inclusion of new window furnishings and modern light fittings throughout is also a nice touch that has added to the overall aesthetic appeal of the property. The renovations to the open plan kitchen boasting s/steel appliances including a dishwasher and separate dining area with newly placed Terrazzo tiling is designed to accommodate modern living and entertaining, there is also



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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2023 for Ballarat Real Estate.