



### 9 Melvyn Crescent Mount Clear VIC

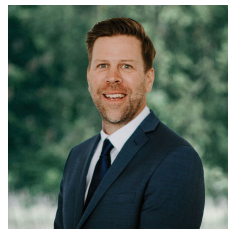
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This solid brick veneer provides an excellent opportunity to secure a spacious home in Mount Clear close to schools, Federation University, local shops and transport.

Set on a generous block of 699 sqm (approx.), this home is ready to go for a family or astute investor. Featuring built in robes in all five bedrooms, a generous living space, open plan kitchen/dining, double lock up garage, radiant heating, evaporative cooling and split systems, this home is ready to rent or move into. With a low maintenance garden and patio area to the rear of the home, enjoy the many benefits of living in Mount Clear in this large home. Be sure to call the exclusive listing agent Richard Gent on 0427 536 062 to secure this property today.

**Price** : \$500,000 - \$550,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/mount-clear/residential/house/7667702>



**Richard Gent**  
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The floor plan shows a 4-bedroom house with a double garage and a verandah. The layout includes:

- Bedroom 4/2 x 3.3**: Located at the top left.
- Ensuite**: Attached to Bedroom 4/2.
- Bathroom**: Located between the top left and top right bedrooms.
- WC**: Located near the top center.
- L'Dry**: Located near the top center.
- Meals**: Located near the top center.
- Kitchen**: Located at the top right, measuring 3.3 x 3.0.
- Bedroom 3.0 x 3.0**: Located at the top right.
- Living**: Located at the bottom right, measuring 6.6 x 3.9.
- Verandah**: Located at the bottom right, adjacent to the living area.
- Bedroom 4.2 x 3.5**: Located at the bottom left.
- Bedroom 4.5 x 3.0**: Located at the bottom center.
- Bed/Study 3.0 x 3.0**: Located at the bottom center.
- Double Garage or Entertainment**: Located at the bottom left, measuring 6.6 x 3.9.

The floor plan also includes a double garage and a verandah. The overall dimensions of the house are 12.0m x 12.0m.