



### 38 Auburn Drive Smythes Creek VIC

3 2 2

This property is conveniently located within walking distance of Delacombe Town Centre, offering shopping, cafes, movie cinema, and more. The Smythes Creek area provides access to local schools, kindergartens, child-minding facilities, and is just minutes away from Ballarat CBD, making it an ideal location.

The home comprises 3 spacious bedrooms, all equipped with built-in robes. The main bedroom comes with an ensuite bathroom and a walk-in robe. The open-plan layout includes a kitchen, dining area, and lounge also features a second living/ theatre room. The kitchen is well-equipped with a 900mm stainless steel freestanding oven/cooktop, and a 24-place stainless steel dishwasher. The lounge area opens up to an outdoor alfresco entertaining space.

The property is designed to ensure comfort throughout the year. It features evaporative cooling for the upcoming ...

**Price** : \$ 495,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/smythes-creek/residential/house/7708214>



**James Waterhouse**

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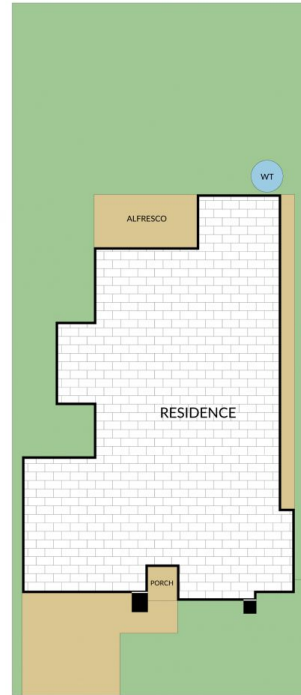
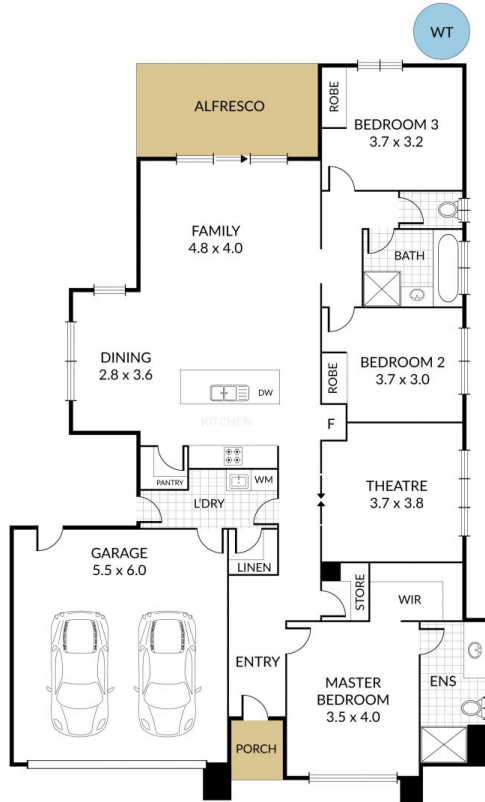
0408 382 551

Internal 190m<sup>2</sup> External 257m<sup>2</sup> Land Size 447m<sup>2</sup>

38 Auburn Drive, **Smythes Creek**



3 x 2 x 2 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.