



### 408 Joseph Street Canadian VIC

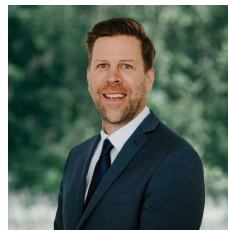
3 1 2

Position in ever popular Canadian on a generous allotment of 704 sqm (approx) is this spacious three bedroom home. Ideally positioned between the Ballarat CBD and Federation University and within close proximity to Sovereign Hill, shops and schools sits this well presented family home that is sure to tick a lot of boxes for buyers. This property features three generously sized bedrooms, an open plan kitchen, meals and living area, an alfresco area to the rear and a generously sized car port. Serviced by a split system heater and wood heater this home also has solar electricity and is clad in a low maintenance insulated cladding. Secure a great home on a large block today - call the exclusive listing agent Richard Gent on 0427 536 062.

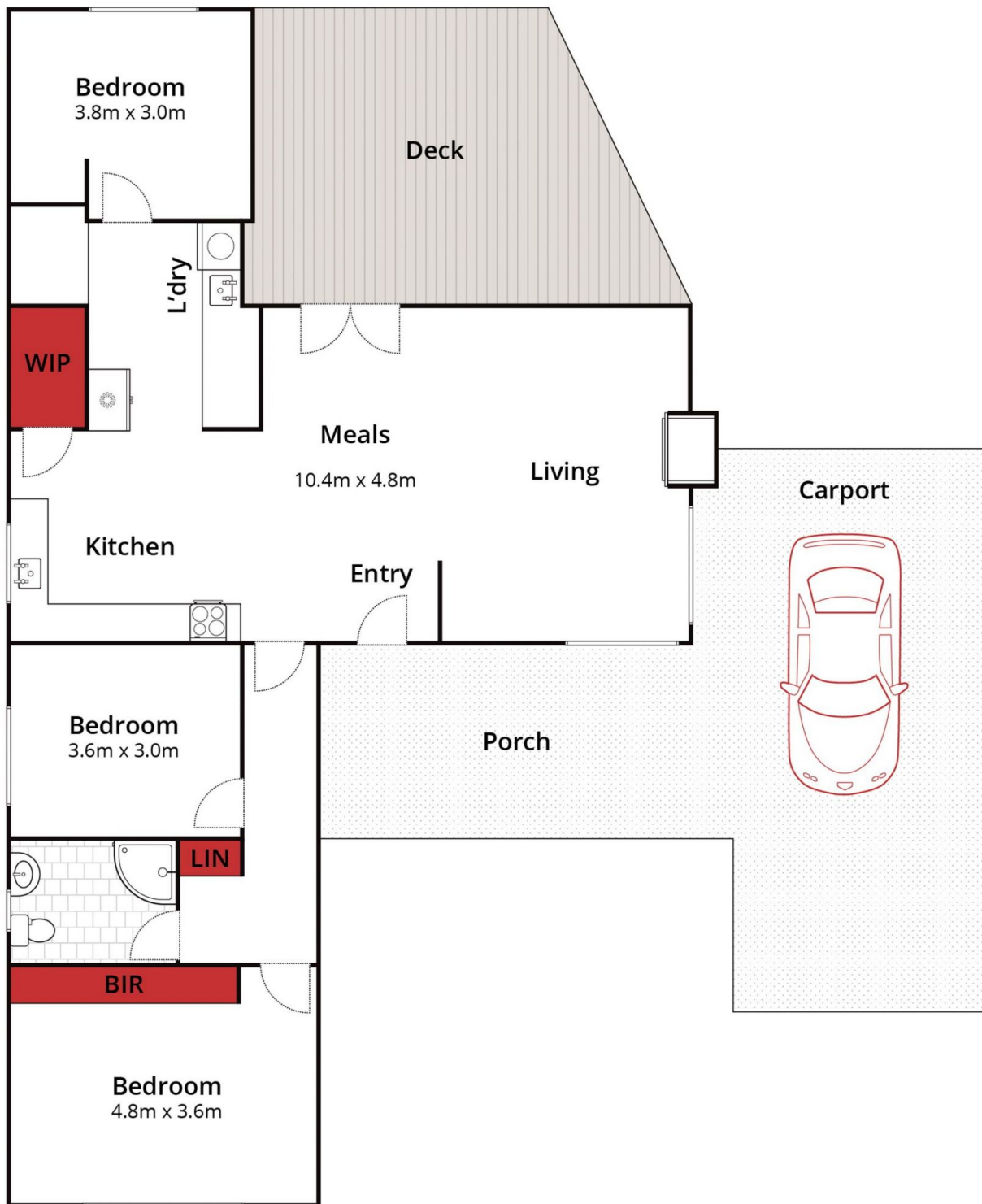
**Price** : \$ 400,000

**Land Size** : 704 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/canadian/residential/house/7708217>



**Richard Gent**  
5331 2233  
0427 536 062



Approx House Area 116m<sup>2</sup>

Approx Land Area 703m<sup>2</sup>



Whilst [bwr.com.au](http://bwr.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.

**408 Joseph Street, Canadian**

Ballarat  
Real Estate

