



### 76 Ascot Gardens Drive Delacombe VIC

4 2 3

Positioned in a highly sought after area is this quality four bedroom brick veneer home on 666m<sup>2</sup> (approx.). This area is heavily sought after due to its close proximity to schools, public transport, Delacombe Town Centre and only minutes from Ballarat CBD. The four bedrooms are all spacious with lots of room to move with three of the rooms having built in robes while the master bedroom features a gorgeous walk in robe and large ensuite. The open plan kitchen, dining and living is spacious and light filled that flows through to an indoor-outdoor area perfect for entertaining, while there is a second separate living area to the back of the home. The bathroom offers separate shower and bath while there is also a full laundry with direct access to the backyard. The home is serviced by central heating and evaporative cooling throughout making it comfortable all ...

**Price** : \$ 720,000

**Land Size** : 666 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/delacombe/residential/house/7723896>



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Internal 248m<sup>2</sup> External 418m<sup>2</sup> Land Size 666m<sup>2</sup>

# 76 Ascot Gardens Drive, Delacombe



4 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.