



#### 44 Ashwood Gardens Mitchell Park VIC

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Nestled in the thriving suburb of Mitchell Park, this meticulously kept two-bedroom brick veneer residence is your ticket to hassle-free living. Its prime location places you mere minutes away from Wendouree train station, Stockland Shopping Centre, and easy access to the Western Highway. Step inside this exceptional property, and you'll be greeted by a spacious open-plan dining and living area, boasting top-notch features such as a reverse cycle split system for year-round comfort and gas central heating that envelops the entire home in warmth. The well-appointed kitchen, featuring ample cupboard storage, a convenient island bench, a gas cooktop, an electric oven, and a sleek stainless steel dishwasher, making meal preparation a breeze. The main bathroom is both elegant and functional, with a single vanity, a refreshing shower, and a separate toilet discre ...

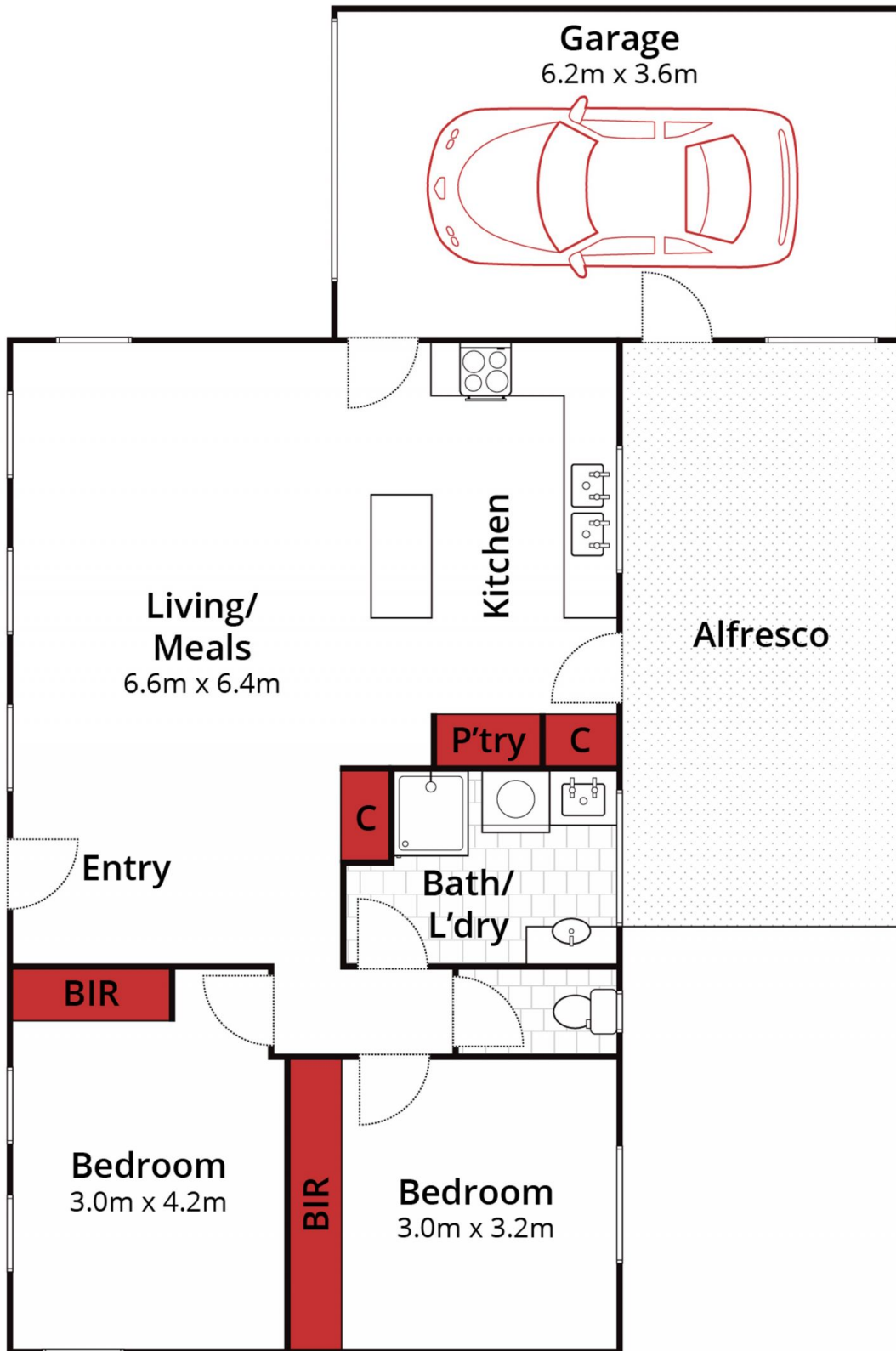
**Price** : \$ 370,000

**Land Size** : 476 sqm

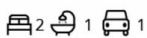
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/mitchell-park/residential/house/7738985>



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Approx House Area 95m<sup>2</sup>  
 Approx Land Area 475m<sup>2</sup>



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

**44 Ashwood Gardens, Mitchell Park**

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