



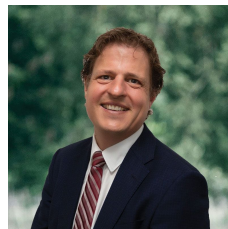
12 Tulloch Rise Canadian VIC

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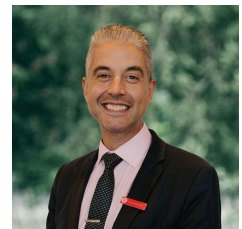
Perfectly positioned in a prime Canadian locale and close to shops and services is this modern home offering an excellent standard of living. The home features four generous sized bedrooms or 3 and a study. The large open plan kitchen, meals and living area is a delight and wonderful for a growing family. The smart kitchen features loads of cupboard and bench space as well as quality appliances. The home is centrally heated as well as offering a split system for cooling. The bathroom enjoys both bath and shower. Outside you will discover a glorious outdoor entertaining area and pergola ideal for enjoying the coming warmer months. There is a large lock up garage for multiple cars as well as additional shedding/workshop space. There is also solar system with battery. Low maintenance gardens make this home the ideal package and a must to inspect.

Price : \$ 600,000

View : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/canadian/residential/house/7745523>



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12 Tulloch Rise **Canadian**



Garage/Workshop
17.8 x 5.1

Bedroom/Study
4.2 x 3.0

Courtyard

Ballarat
Real Estate



Allister Morrison 0438 508 855

Living
5.8 x 5.3

Meals

Kitchen

L'Dry

7.2 x 4.6

Bedroom
4.5 x 4.0

WIR

Bath

Bedroom
3.8 x 3.4

BIR

Bedroom
3.8 x 3.4

BIR

WC

This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2023 for Ballarat Real Estate.