

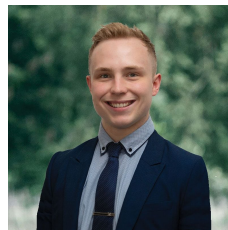


### 23 Majestic Way Winter Valley VIC

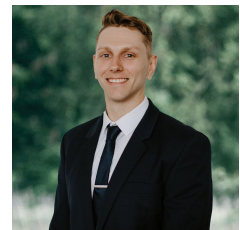
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Nestled in the charming Winter Valley, this exquisite family residence occupies a generous 612m<sup>2</sup> (approx) parcel of land, providing an ideal haven for families to flourish. Boasting a prime location in close proximity to the thriving Delacombe Town Centre (DTC) and Coltman Plaza, this home offers convenience with a wealth of educational, daycare and medical facilities in the vicinity. Upon first glance, the modern allure of the property is evident, featuring a stylish brick veneer facade adorned with VJ paneling and rendered highlights. Tinted front windows complement the aesthetic, while the low-maintenance front garden, adorned with succulents and flowers, sets the tone for the refined elegance awaiting inside. Stepping inside into the front-appointed lounge room, currently fashioned as a billiard room with a convenient study nook. The home exudes charm wi ...

**Price** : \$695,000 - \$745,000  
**Land Size** : 612 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/winter-valley/residential/house/7827863>



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