



## 2 Banyule Drive Delacombe VIC

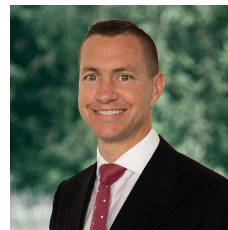
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Welcome to your dream home! Nestled on a sprawling 2057m<sup>2</sup> (approx) lot, this high-quality residence seamlessly combines functionality with style, offering you the perfect blend of luxury and comfort. Indulge in the spacious rumpus room, complete with theatre system, providing an ideal space for relaxation and entertainment. For those who enjoy hands-on activities, a sizable shed awaits your tinkering endeavors, while the expansive backyard beckons for a lively game of cricket. Inside, discover a harmonious layout featuring two distinct living areas, four inviting bedrooms, a kitchen adorned with top-notch appliances. The master suite boasts an ensuite and walk-in robe, ensuring a private retreat. Stay warm during the winter months with gas heating, a split system, and a central wood heater, creating a cozy atmosphere for all. Recent updates have elevated thi ...

**Price** : \$ 780,000

**Land Size** : 2057 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/delacombe/residential/house/7878912>



**Damian Larkin**  
03 53312233  
0417 088 755



Approx House Area 197m<sup>2</sup>

Approx Land Area 2056m<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.

## 2 Banyule Drive, Delacombe

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