

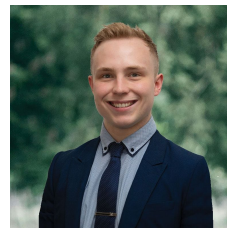


#### 4 Dumenils Way Delacombe VIC

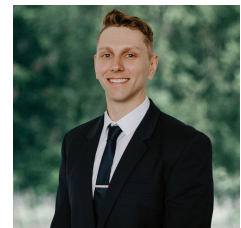
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Nestled in the newly developed Delacombe, this modern residence sits on a comfortable 442m<sup>2</sup> (approx) plot of land. Conveniently located within walking distance of Delacombe Town Centre, this home offers easy access to a plethora of amenities. With daycare, primary and secondary schools, as well as medical facilities in close proximity, it's an ideal setting for a thriving family. Upon first glance, the home showcases a stylish brick veneer facade adorned with weatherboard accents, complemented by a low-maintenance stone garden and a double lock-up garage. Upon entering, you're welcomed by the front-appointed lounge, setting the tone for the rest of the home. The residence comprises a total of three bedrooms, with the master suite at the front featuring a walk-in robe and a private ensuite equipped with a shower, vanity, and toilet. The remaining two bedrooms ...

**Price** : \$499,000 - \$545,000  
**Land Size** : 442 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/delacombe/residential/house/7898501>



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