



### 17 Banff Road Winter Valley VIC

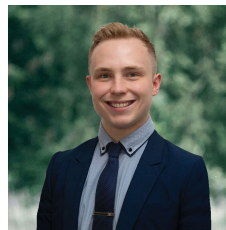
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Nestled in the flourishing Winterfield estate, this modern abode sits on comfortable 575m<sup>2</sup> (approx) parcel of land. Conveniently positioned within a leisurely stroll of Delacombe Town Centre, this residence offers easy access to an array of amenities including medical facilities, childcare services, and diverse retail outlets. Additionally, it enjoys close proximity to both primary and secondary schools, making it an ideal haven for a growing family. The home greets you with a sleek brick veneer facade, complemented by verdant lawns and delicate touches of lavender. A welcoming path leads to the front door, setting the tone for what lies within. Inside, the dwelling encompasses four bedrooms in total. The master suite, situated at the front, features a walk-in robe and an ensuite equipped with a shower, toilet, and vanity. Meanwhile, the remaining three bedr ...

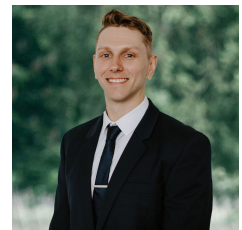
**Price** : \$530,000 - \$560,000

**Land Size** : 575 sqm

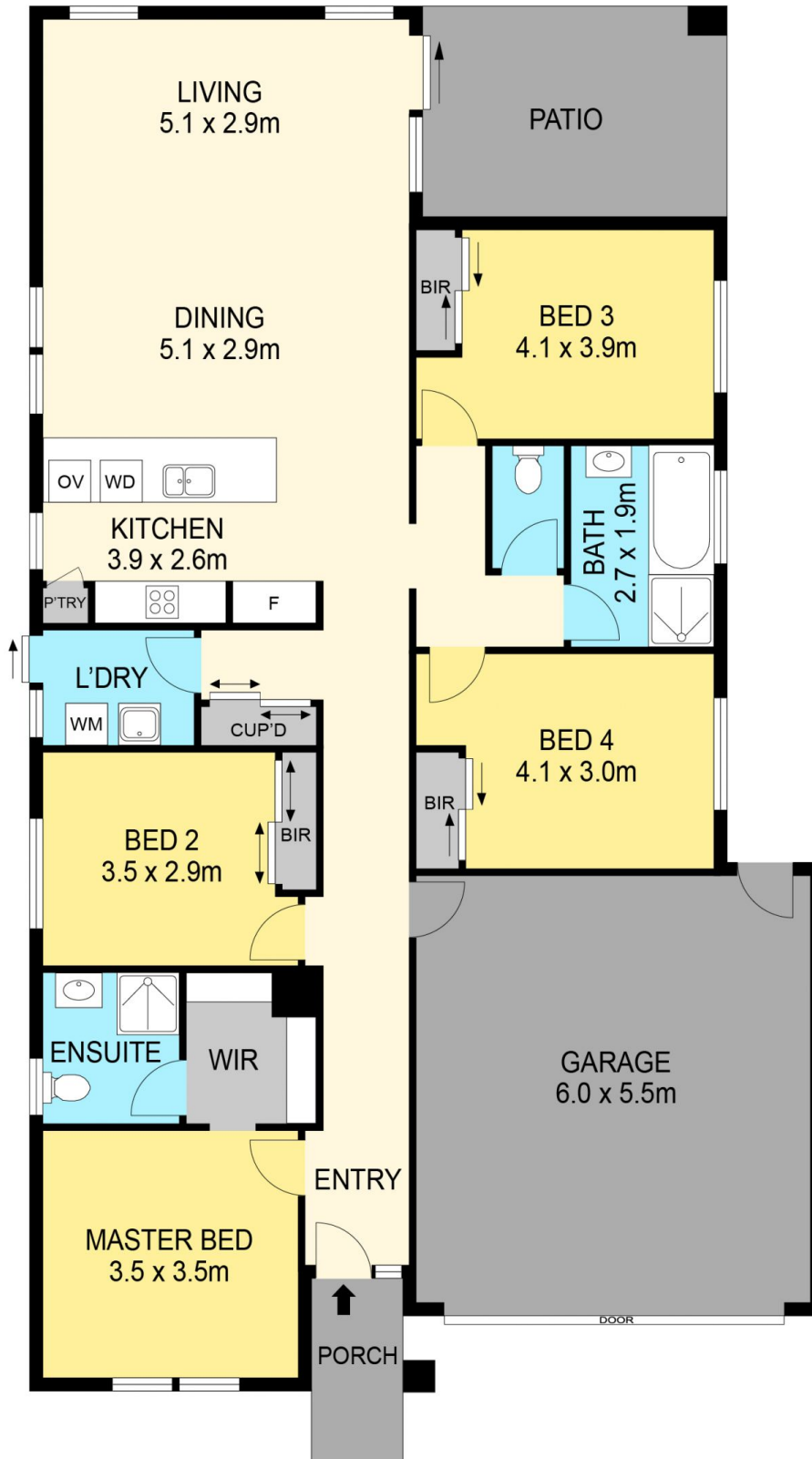
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/winter-valley/residential/house/7944749>



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