



### 3 Hocking Avenue Canadian VIC

3 1 2

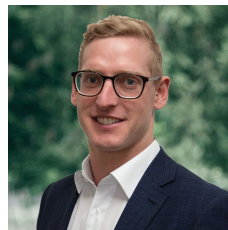
Nestled amidst the serene Canadian bushland, 3 Hocking Avenue offers a rare opportunity to embrace tranquillity while being conveniently close to urban amenities. This charming property presents a harmonious blend of comfort, nature, and accessibility, making it an ideal haven for those seeking a balanced lifestyle. The residence boasts three bedrooms all with built in robes, providing ample space for a family or guests. A well-appointed bathroom ensures convenience and functionality. Additional features include central heating throughout, electric cooking and a double carport so parking is never a hassle, whether you have multiple vehicles or desire extra storage space, this feature adds significant convenience to daily life.

Set high on the approx 817m2 block, the residence affords breathtaking views of the surrounding Canadian bushland. Immerse yourself i ...

**Price** : \$549,000 - \$599,000

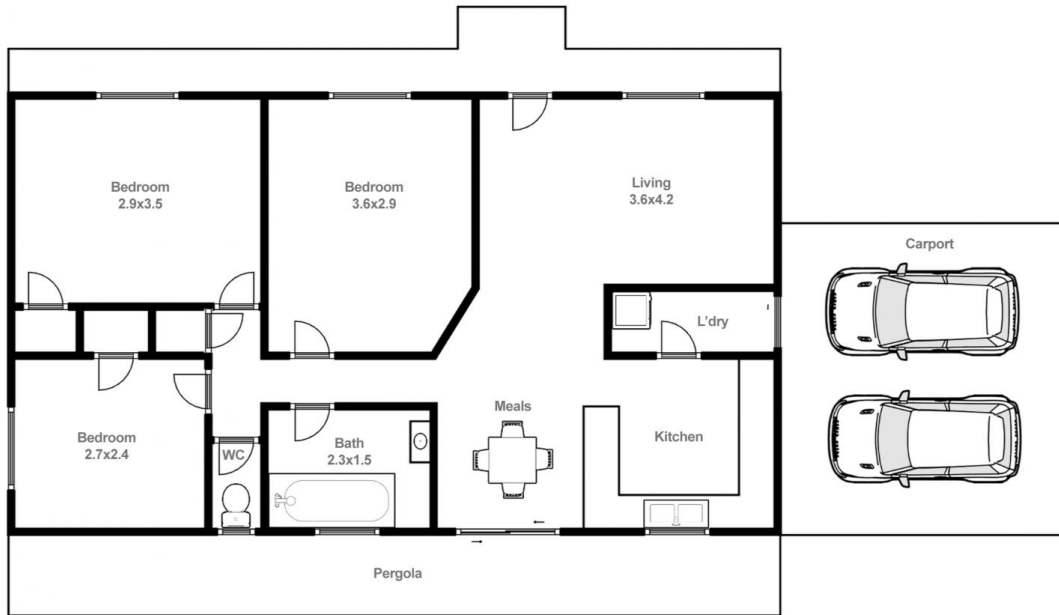
**Land Size** : 817 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/canadian/residential/house/7947642>



**Mitchell Couch**  
03 53312233  
0423543023

3 Hocking Avenue **Canadian**



Mitchell Couch 0478 049 401

This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2024 for Ballarat Real Estate.