



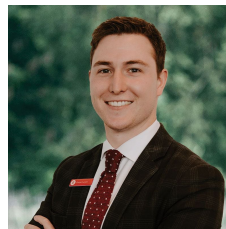
### 45 Belmar Crescent Canadian VIC

3 2 1

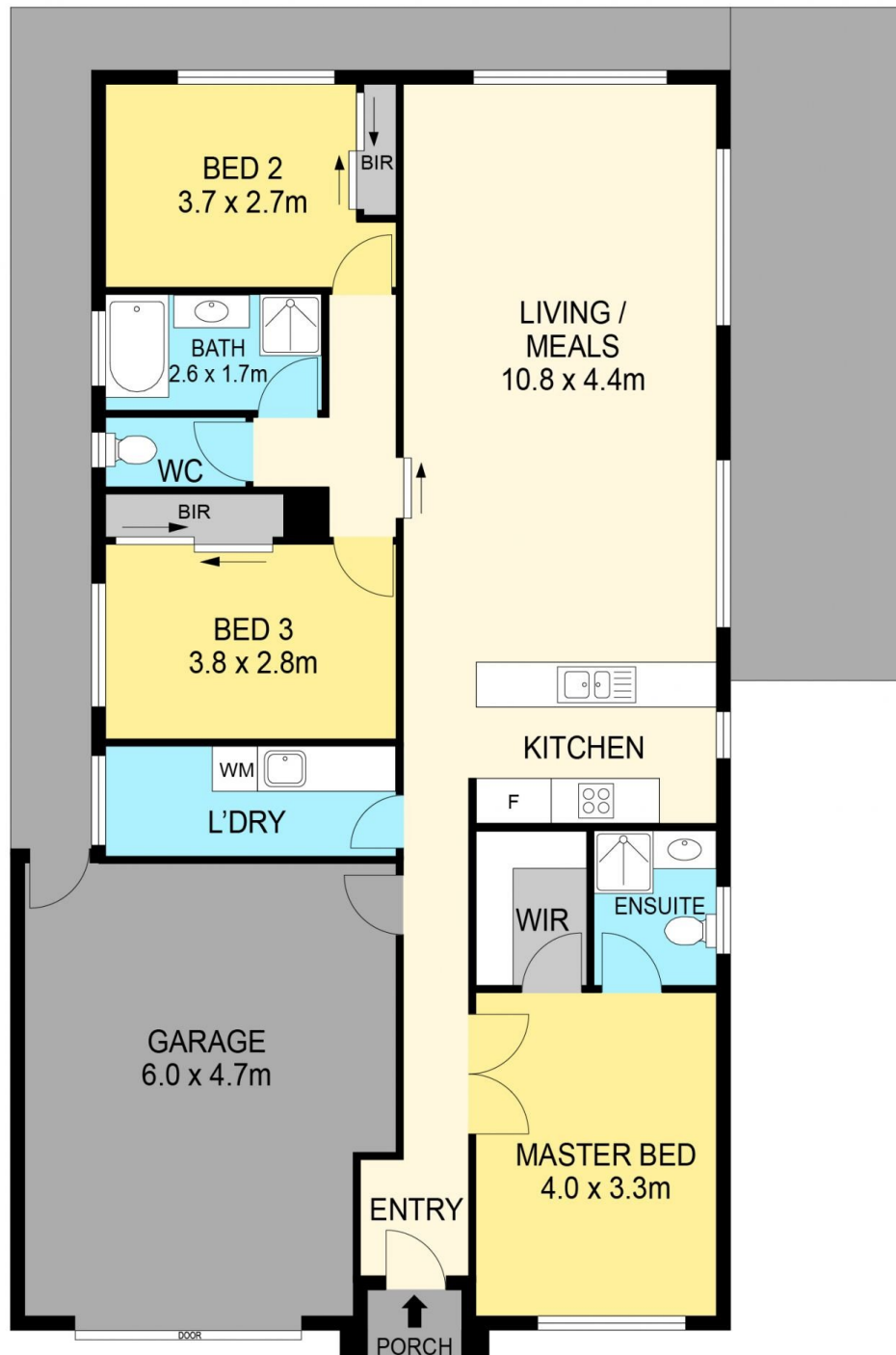
Nestled in the highly sought-after suburb of Canadian, this three-bedroom home showcases timber flooring throughout. The master bedroom offers a generous ensuite and walk-in robe, while two additional bedrooms feature built-in robes. The main bathroom is thoughtfully separated and impeccably appointed. The open-plan design effortlessly merges the kitchen, dining, and living spaces, enhanced by modern gas appliances, a dishwasher, split system and central heating. Practical amenities include a single garage with direct house access and a secluded enclosed yard, providing both security and tranquillity.

**Price** : \$470,000 - \$510,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/canadian/residential/house/7961978>



**Oscar Currell**  
03 53312233  
0499 070 759



#### DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

Ballarat  
Real Estate

