



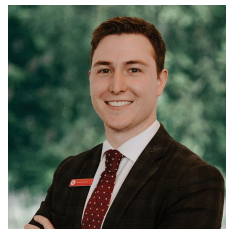
### 45 Belmar Crescent Canadian VIC

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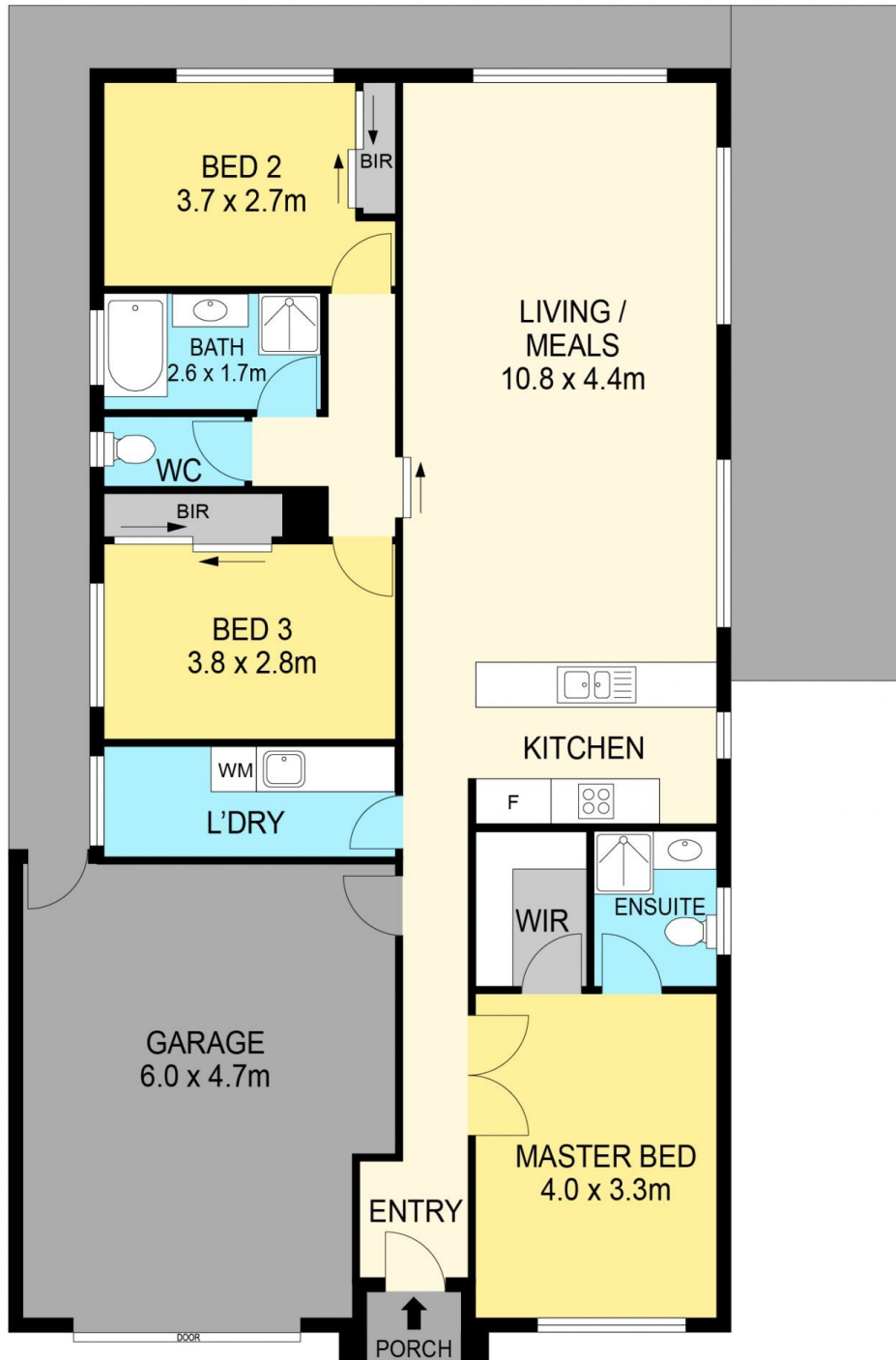
Nestled in the highly sought-after suburb of Canadian, this three-bedroom home showcases timber flooring throughout. The master bedroom offers a generous ensuite and walk-in robe, while two additional bedrooms feature built-in robes. The main bathroom is thoughtfully separated and impeccably appointed. 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



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