

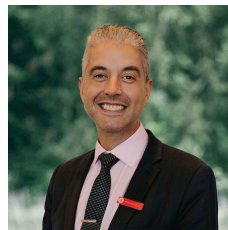


### 13 Castle Court Ballarat East VIC

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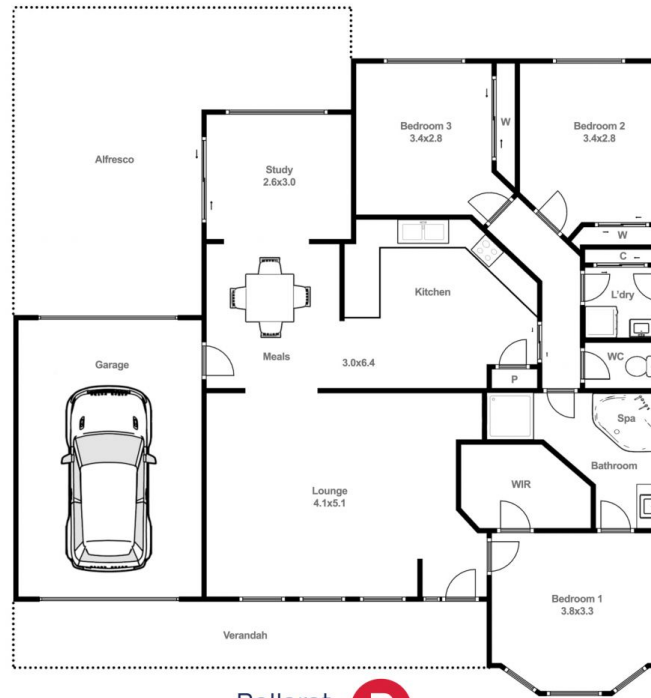
Located in the serene Windsor Gardens Estate, this inviting three-bedroom home combines modern comforts with practical living. Highlighted by split system heating and cooling with solar power enhancements, which promises efficient energy use. The thoughtful layout features a master bedroom with a walk-in robe, two additional bedrooms with built-ins, a versatile two-way bathroom, and ample kitchen storage. The front-facing, spacious lounge and dining area leads to a charming generous sunroom and large outdoor undercover entertaining area. The property sits on a private, low maintenance lot with a vibrant garden and a substantial water tank, complemented by a single drive through lock up garage. Its location offers the tranquillity of a quiet court while being conveniently close to schools, clubs, and town amenities as well as easy access to the Melbourne FWY. ...

**Price** : \$490,000 - \$520,000  
**Land Size** : 601 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/house/7962031>



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## 13 Castle Court **Ballarat East**



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