

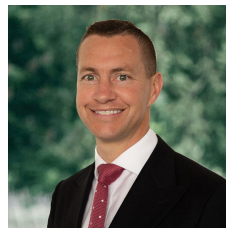


## 46 Wiltshire Lane Winter Valley VIC

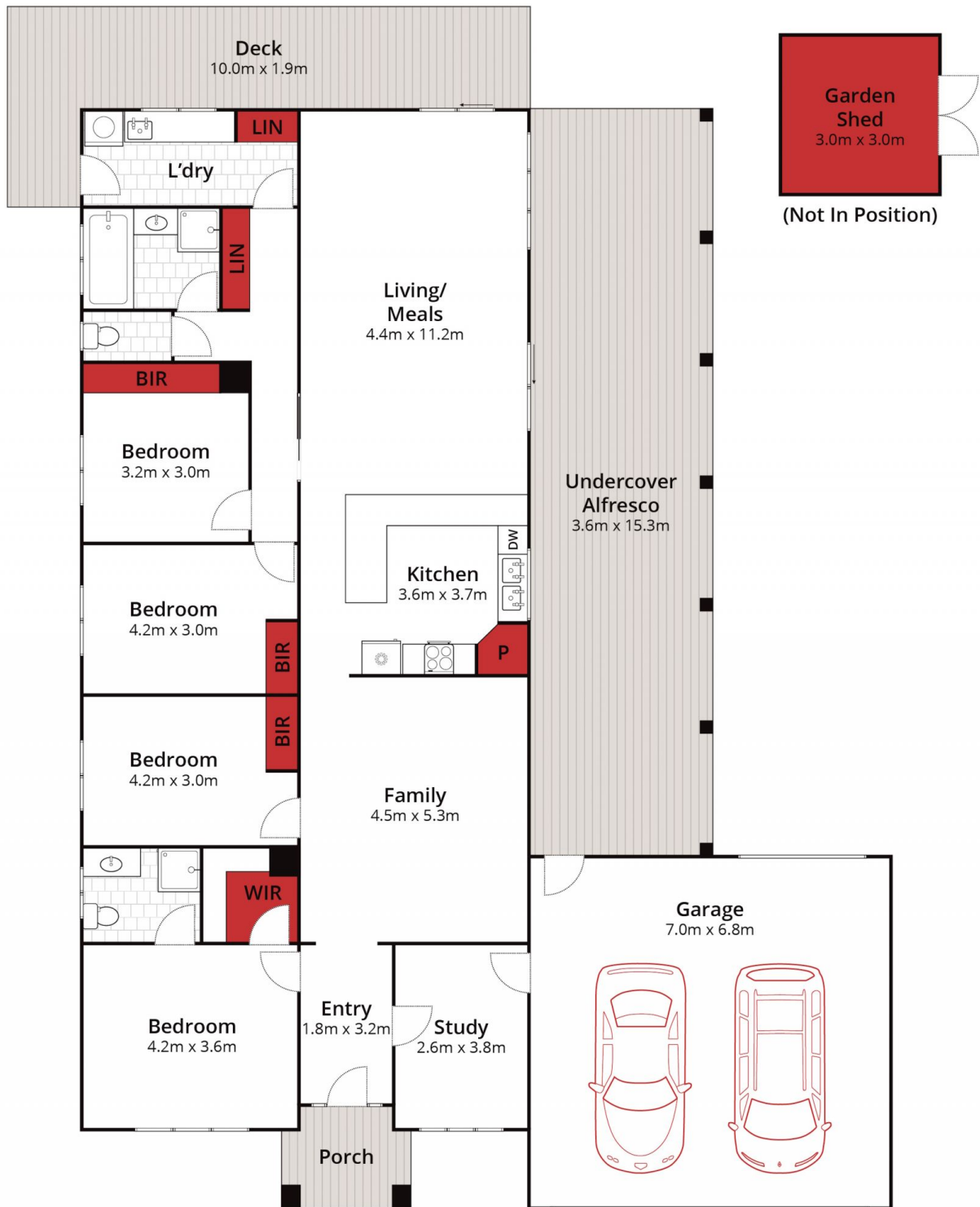
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This immaculate family home, meticulously maintained by the current renter, is perfect for year-round entertaining. Located just minutes from Delacombe Town Centre, it boasts four bedrooms plus a study, two separate living areas, a rumpus room, and an open plan kitchen and meals area, complemented by a family room overlooking the outdoor entertainment area. With a spacious yard complete with a garden shed, this property is certain to impress. Ideal for all buyers and conveniently situated near Delacombe town centre, Bunnings, and a short drive to the CBD, this home won't be on the market for long. Additional features include gas central heating and a low maintenance yard. For a viewing, contact exclusive listing agent Damian Larkin today.

**Price** : \$680,000 - \$710,000  
**Land Size** : 749 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/winter-valley/residential/house/7965678>



**Damian Larkin**  
**03 53312233**  
**0417 088 755**



Approx House Area 221m<sup>2</sup>

Approx Land Area 719m<sup>2</sup>



Whilst [bwm.com.au](http://bwm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**46 Wiltshire Lane, Delacombe**

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