



4/302 Clayton Street Canadian VIC

3 2 2

Positioned in a highly sought after area is this stunning home backing onto Lake Esmond Reserve. This location is popular to it's close proximity to shops, cafes, restaurants, Lake Esmond all within walking distance and is only minutes from Ballarat CBD. The home offers three generous size bedrooms, 2 separate living spaces, 2 bathrooms and 2 outdoor entertainment areas. The master bedroom is large in size and features a walk in robe and ensuite, while the remaining two bedrooms both have built in robes. Upon entry you will be greeted to gorgeous bamboo timber floors leading into the modern open plan kitchen, dining, living area with an abundance of natural light and access out into the undercover entertainment area, which is private fully enclosed and boasts a perfectly presented and maintained yard. Upstairs you will find the remaining two bedrooms, bathro ...

Price : \$595,000 - \$645,000

View : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/canadian/residential/house/7975639>



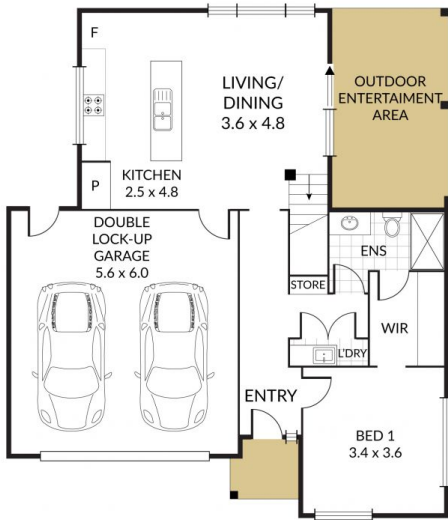
Adam Vranesic
03 53312233
0432 788 733

Internal 168m² External 115m² Landsize 220m² Total 283m²

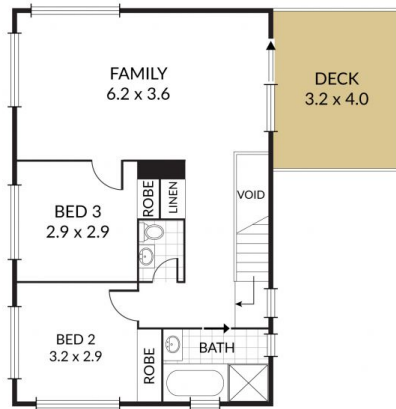
Unit 4/302 Clayton Street, **Canadian**



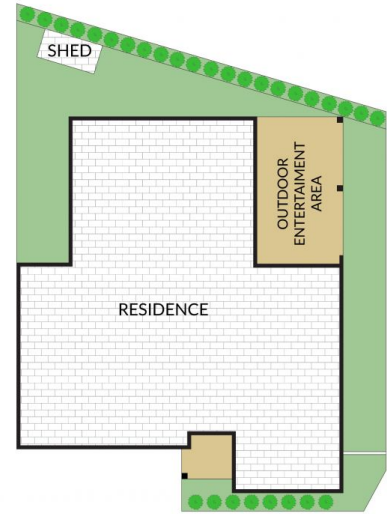
3 x 2 x 2 x



GROUND FLOOR



FIRST FLOOR



SITEPLAN



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.