



### 149 Canadian Lakes Boulevard Canadian VIC

3 2 2

Located in the established and picturesque estate of Canadian Lakes, this property features 3 generous bedrooms, each designed to provide comfort and relaxation. The master bedroom boasts a spacious walk-in robe and ensuite, making it the perfect retreat for busy professionals or parents seeking privacy.

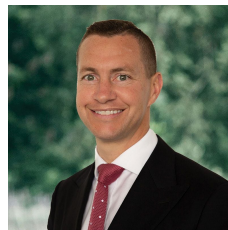
The home offers both formal and informal living areas, catering to all your entertainment needs. The formal living room is perfect for hosting guests, while the informal living area provides a cosy space for relaxation with your loved ones.

The kitchen and meals area are light filled and open out onto a large decked area.

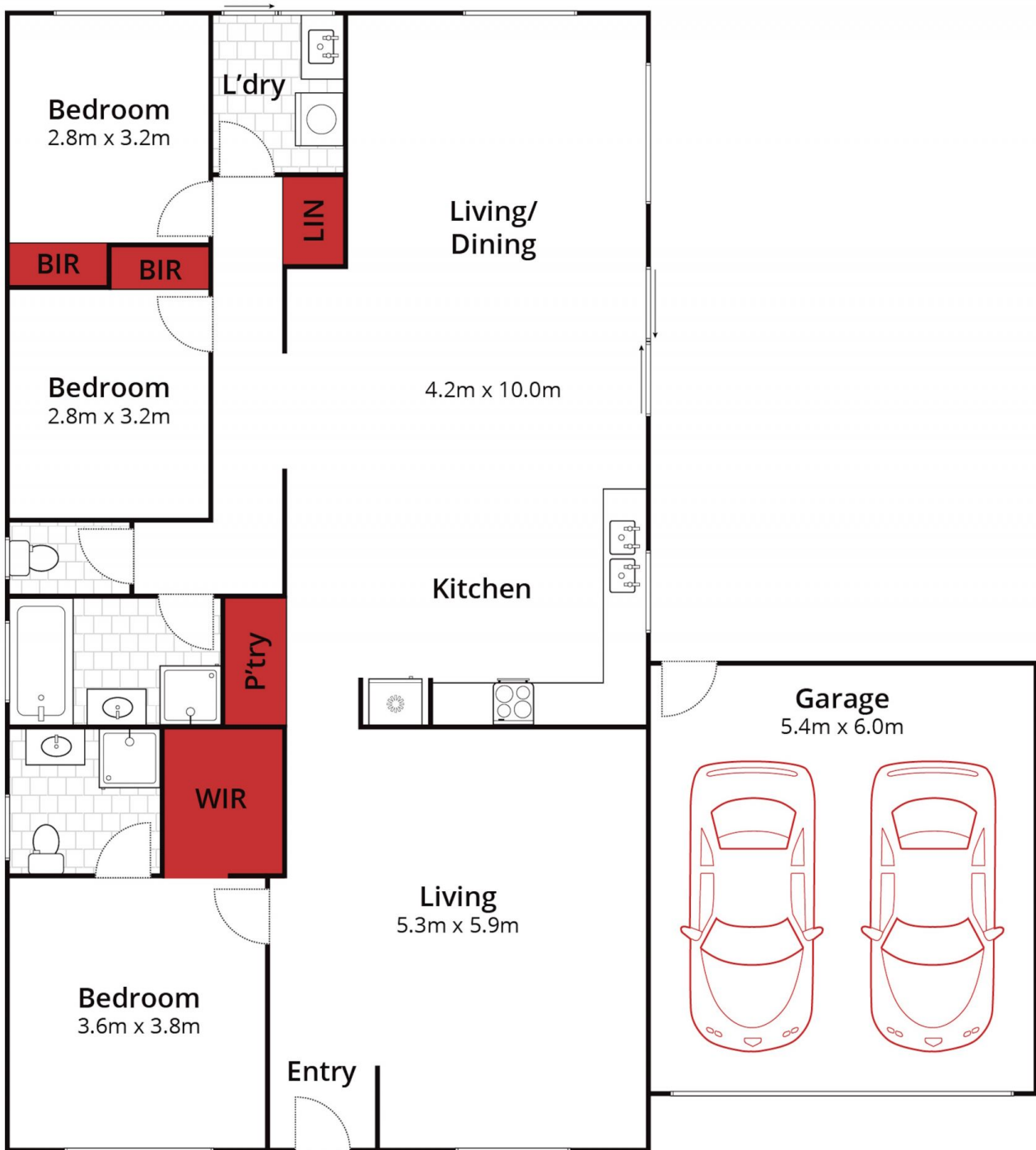
**Price** : \$595,000 - \$640,000

**Land Size** : 561 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/canadian/residential/house/7988057>



**Damian Larkin**  
03 53312233  
0417 088 755



Approx House Area 175m<sup>2</sup>

Approx Land Area 549m<sup>2</sup>



Whilst [bwrn.com.au](http://bwrn.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.

**149 Canadian Lakes Boulevard, Canadian**

Ballarat  
Real Estate

