



### 12 Ascot Gardens Drive Delacombe VIC

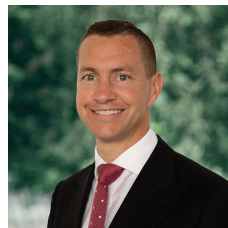
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Nestled in the sought-after Ascot Gardens Estate, this beautifully designed 3-bedroom home exudes quality and style. Thoughtfully crafted for comfort, it features three generously sized bedrooms, including a master with a private ensuite, and two well-appointed bathrooms. The heart of the home boasts an open-plan kitchen equipped with stainless steel appliances, flowing seamlessly into the spacious living area at the front of the house.

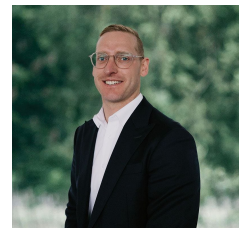
Enjoy year-round comfort with gas central heating, ample storage throughout, and the convenience of a double lock-up garage with remote access and internal entry. Outside, the low-maintenance yard provides the perfect blend of practicality and ease.

Perfectly positioned, you're just moments away from

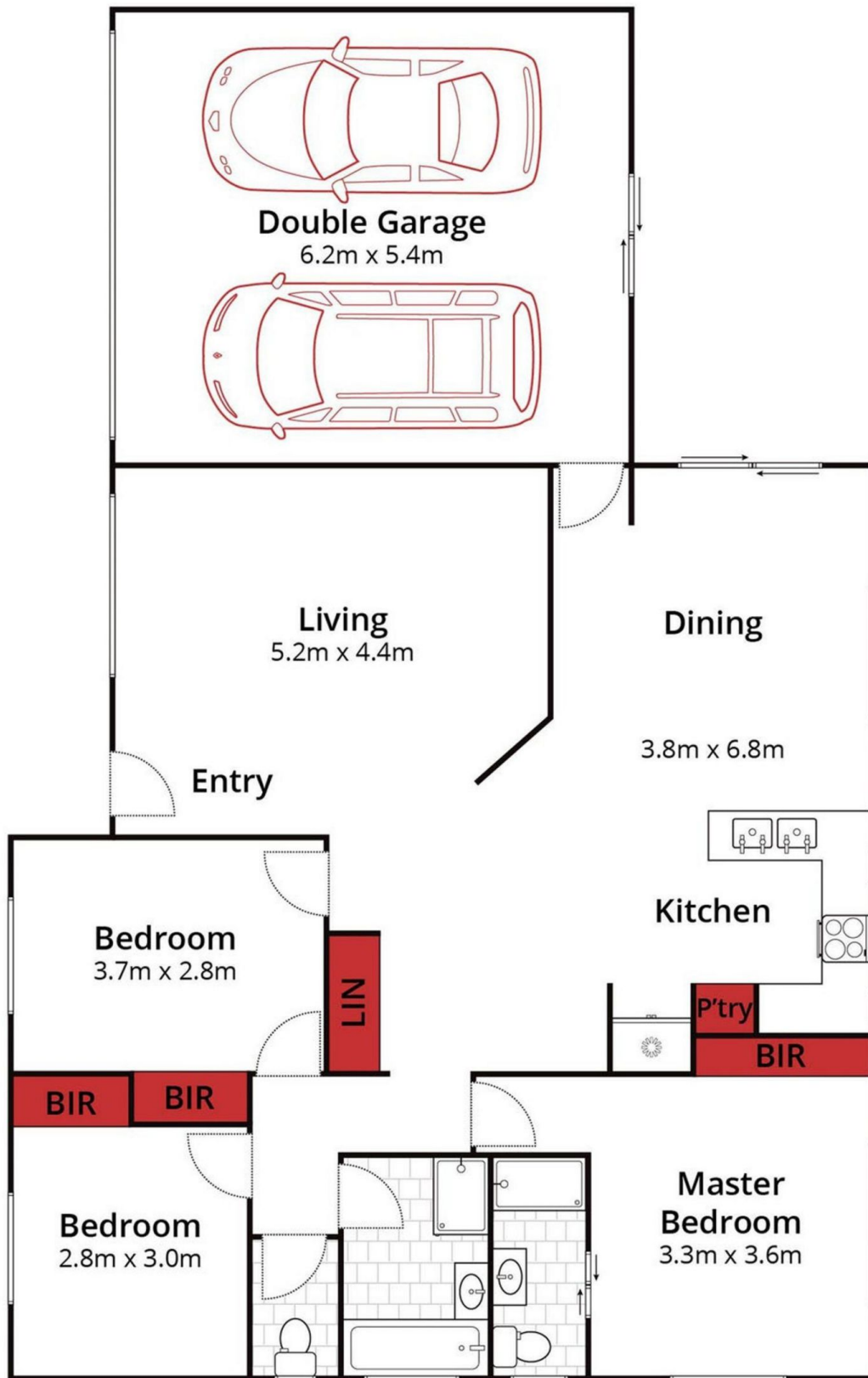
**Price** : \$ 486,000  
**Land Size** : 313 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/delacombe/residential/house/8236691>



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Approx House Area 145m<sup>2</sup>  
 Approx Land Area 313m<sup>2</sup>



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

**12 Ascot Gardens Drive, Delacombe**

