



### 1 Warrina Drive Delacombe VIC

Set in the ever-popular pocket of Delacombe, this well-built three bedroom home presents an outstanding opportunity for buyers looking to add value and make their mark. Offering great bones and a functional layout, the home features three generous bedrooms, all complete with built-in robes, a spacious light-filled lounge, and an open plan kitchen and meals area that forms the heart of the home. An enclosed rear porch provides a versatile second living space, perfect for a rumpus, home office or additional entertaining area. Positioned on a generous 753m<sup>2</sup> (approx.) allotment, the property also includes a brick double lock-up garage, with one bay currently converted into a rumpus room, along with ample yard space for kids, pets or future extensions (STCA). Additional features include gas ducted heating and secure Colourbond fencing surrounding the property. W ...

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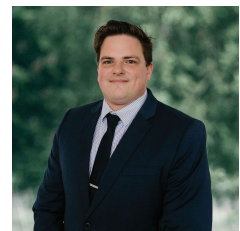
**Price** : \$ 485,000

**Land Size** : 753 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/delacombe/residential/house/8665175>



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