



### 3 Aminya Avenue Delacombe VIC

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Nestled in a quiet and established pocket of Delacombe, 3 Aminya Avenue offers a perfect blend of durability and space. This classic brick veneer residence features four generous bedrooms, providing ample room for a growing family. The functional layout is designed for effortless daily living. The property is ideally situated just moments from the Delacombe Town Centre, ensuring that major shopping, quality schools, and local parklands are always within easy reach. This home represents a fantastic opportunity to secure a quality lifestyle in one of Ballarat's most convenient suburbs.

**Price** : \$ 580,000

**Land Size** : 608 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/delacombe/residential/house/8692214>

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**Adam Vranesic**  
03 53312233  
0432 788 733