



9 Rattray Court Canadian VIC

4 2 2

Positioned in a quiet court in peaceful Canadian is this beautifully maintained brick home. The current owners have lovingly improved the property over the years allowing the lucky purchaser to move in and enjoy it straight away. The location is sought after with plenty of mature trees and birdlife while remaining easily accessible to Ballarat CBD, public transport and schools. The home is very private with an unassuming façade hiding a generous home and expansive backyard all on around 924m2 (approx.). The land size allows room for an extension, granny flat or further shedding (STCA). The keen gardener may also wish to expand on what is already an abundant and mature garden. Inside the home you have an open plan kitchen, meals and living area that enjoys plenty of natural light. There is also a separate second living space. There are four bedrooms, master ...

Price : \$ 710,000
Land Size : 942 sqm
View : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/canadian/residential/house/6808619>



Dominic Morrison
5331 2233
0409 557 461

9 Rattray Crt Canadian



This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2022 for Ballarat Real Estate.



Contact: Dominic Morrison 0409557461