



**37 Ascot Gardens Drive Delacombe VIC**

4 2 2

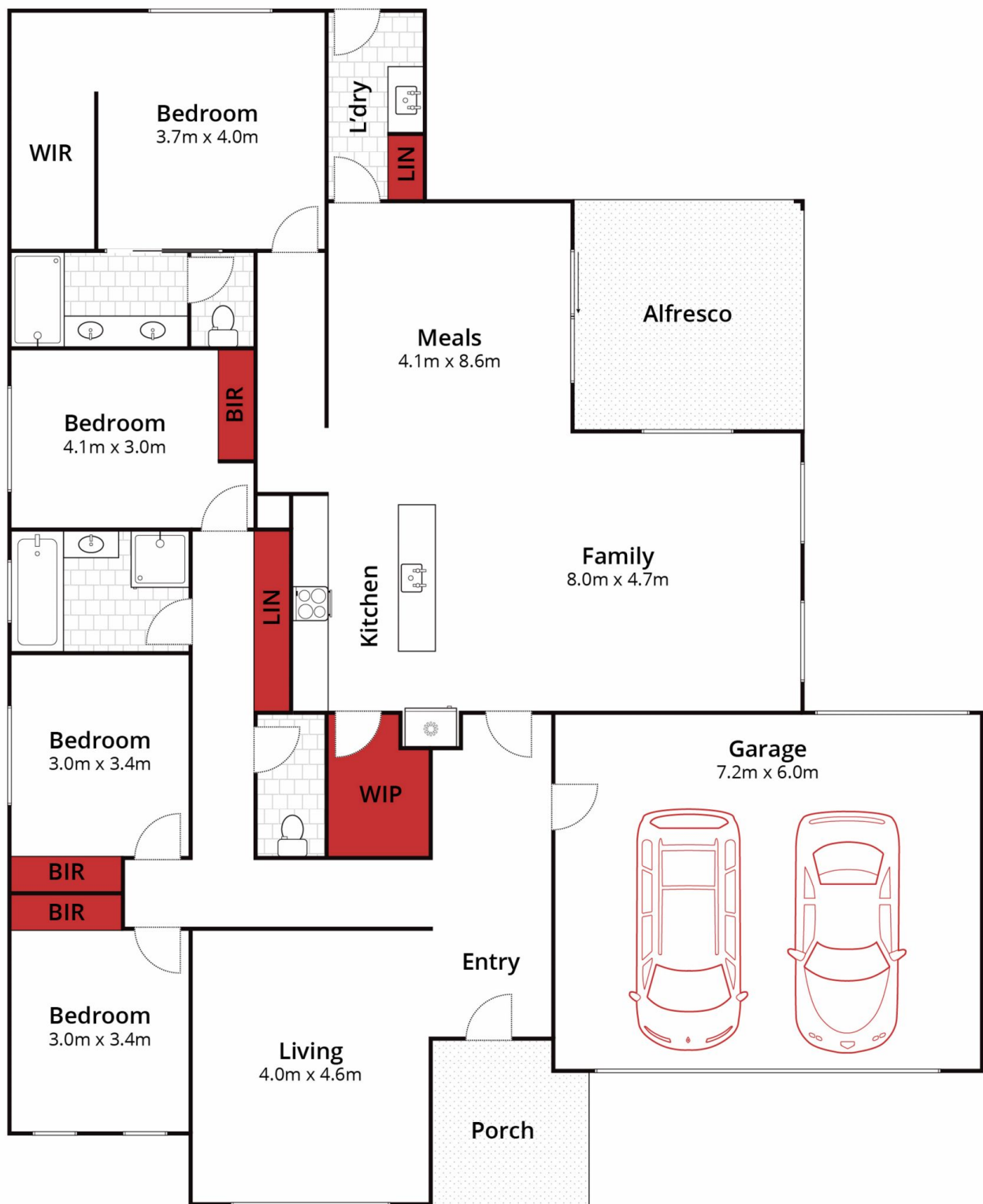
Set in the highly sought after & fast-growing suburb of Delacombe, within minutes of shopping centre, restaurants, health and medical facilities, schools and sporting reserves is this spacious 4-bedroom home that is ideal for the growing family, investor or first home buyer who want to take advantage of a family block with an alfresco and low maintenance yard. Offering a master bedroom with full walk-in robe and ensuite, three further bedrooms with built in robes all serviced by a modern and functional family bathroom with bath and separate shower recess. The central hub of the home is the spacious open plan living area, offering a modern kitchen with plenty of bench space, quality appliances and an abundance of cupboards and walk in pantry. Adjacent meals and living area filled with natural light and direct access to a covered alfresco area making it ideal ...

**Price** : \$ 620,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/delacombe/residential/house/6895336>



**Tash Guinea**  
03 53312233  
0439 831 058



Approx House Area 235m<sup>2</sup>

Approx Land Area 602m<sup>2</sup>

4 2 2

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

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