

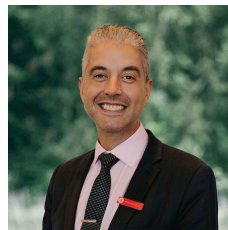


## 12 Melvyn Crescent Mount Clear VIC

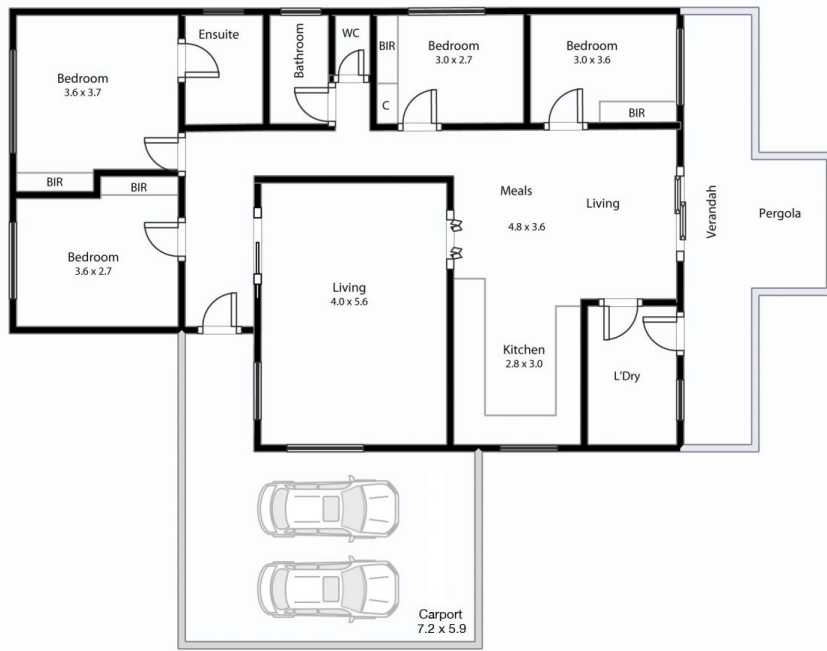
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Ideally situated in a very convenient and quiet location of Mount Clear on a generous block of 693sqm approx. This solid brick veneer home consists of 4 bedrooms with built in robes for the growing family. The master bedroom features an updated ensuite with toilet and quality vanity. The central beautifully presented bathroom with separate toilet services the 3 other bedrooms. Further features of this great property are a brand-new Bosch dishwasher with great carpets and recently repainted. There is also a double car port with the addition of a double garage with studio/work shop and lovely undercover entertaining area with secure landscaped rear yard. This is the complete package and walking distance to Midvale shopping centre, private schools, transport, childcare and the Canadian Creek trail walk just around the corner. Please contact Jay Kalogerakis toda ...

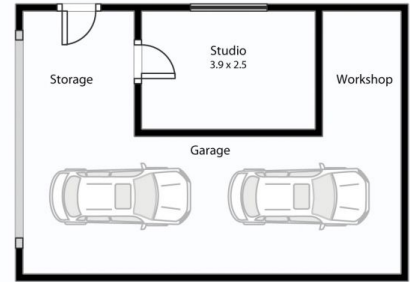
**Price** : \$ 550,000  
**Land Size** : 693 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/mount-clear/residential/house/6971504>



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



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