



## 6 Patriot Crescent Smythes Creek VIC

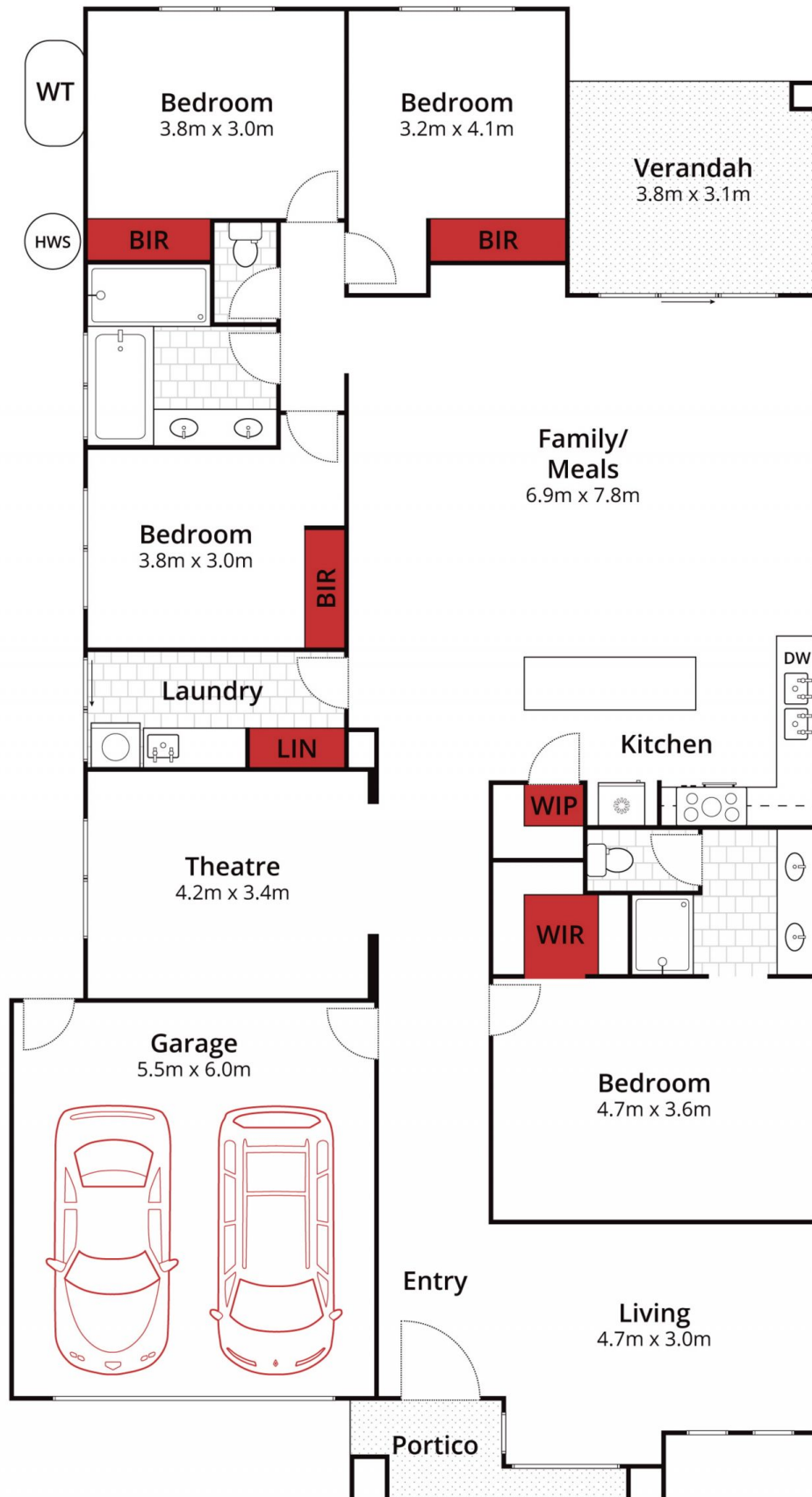
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Welcome to 6 Patriot Crescent, Smythes Creek. A brand-new home packed with features and space for the whole family with 4 bedrooms and 3 living areas, this home is sure to impress. Upon entering the home through the large timber pivot front door, you are welcomed by a wide hallway, a neutral-toned grey palette that carries throughout the home with hybrid timber flooring, soaring 2700mm ceilings and high series doors giving this home a real sense of grandeur. The front formal living room is the first room to the right and overlooks the front manicured landscaped garden. A great space for a second living zone or parents' retreat. The Main bedroom is next along the hallway, with soft carpet underfoot, a WIR and a striking ensuite complete with stone benchtops, separate WC, spacious shower and double sinks to vanity complete with LED mirrors it is sure to make a ...

**Price** : \$ 685,000  
**Land Size** : 480 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/smythes-creek/residential/house/7123669>



**Damian Larkin**  
**03 53312233**  
**0417 088 755**



Approx House Area 230m<sup>2</sup>

Approx Land Area 480m<sup>2</sup>



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

**6 Patriot Crescent, Smythes Creek**

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