



### 50 Yorkdale Boulevard Winter Valley VIC

4 2 2

Situated on a generous allotment of approx. 680m<sup>2</sup> with side access for the caravan, is this brilliantly designed four bedroom, three living, quality Langdon family home perfect for entertaining. Positioned in a well-established area of Winter Valley opposite huge parklands and just minutes from Delacombe Town Centre, quality schools, public transport and so much more.

From the moment of entry you will be impressed by the sheer quality and abundance of features throughout. Greeted by the front formal lounge on entry with almost floor to ceiling tinted windows you can sit back, relax and marvel in the natural artwork that is the evening sunsets night after night, all from the comfort of your lounge or front porch.

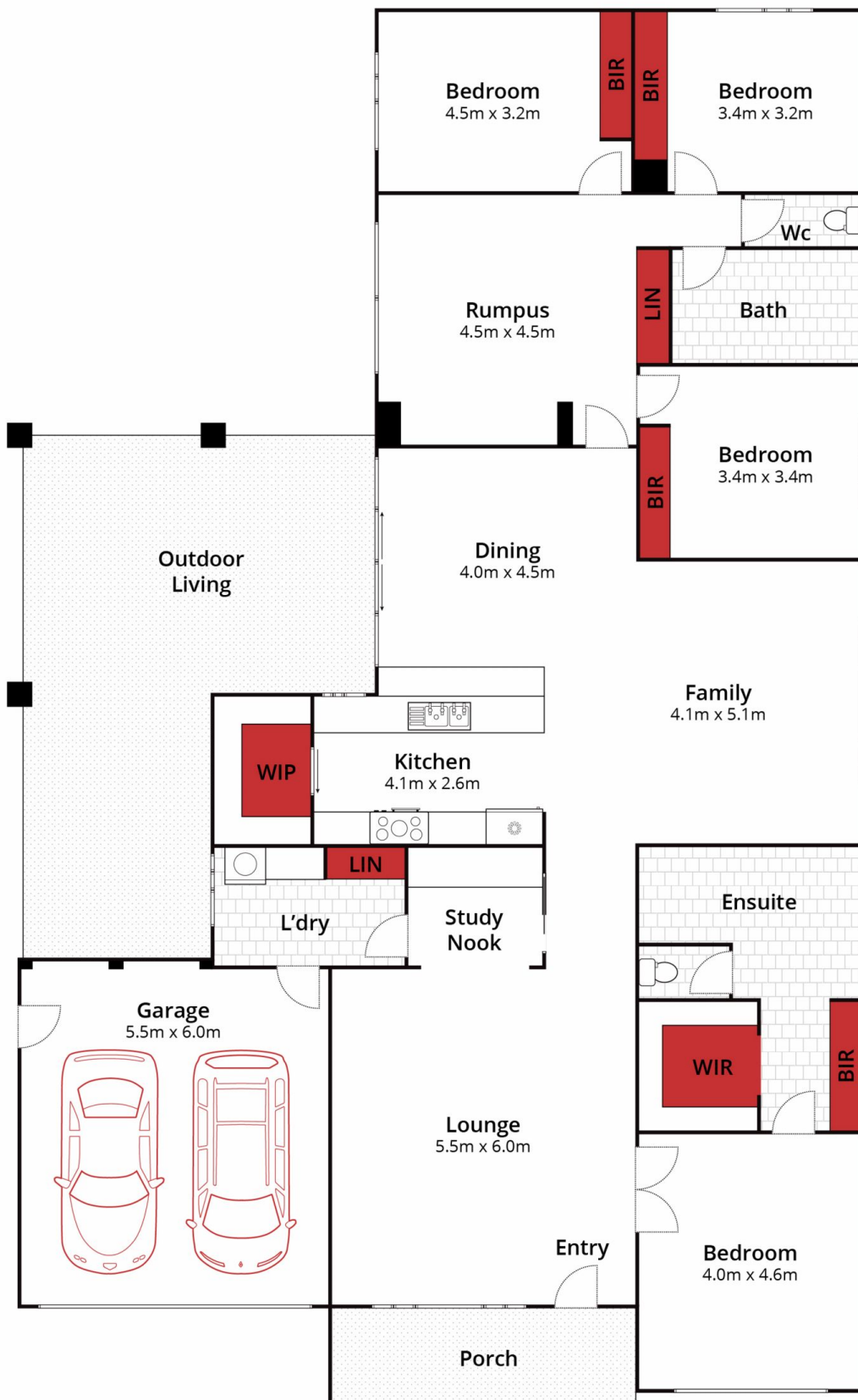
**Price** : \$ 790,000

**Land Size** : 680 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/winter-valley/residential/house/7127054>



**Jo Thornton**  
03 53312233  
0409356478



Approx House Area 273m<sup>2</sup>  4  2  2

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.

**50 Yorkdale Boulevard, Winter Valley**

Ballarat  
Real Estate

