



210 Clayton Street Canadian VIC

3 2 2

Set on a generous allotment of 566m² (approx) is this solid brick veneer home in an outstanding location on the fringe of the Ballarat CBD with easy access to the freeways. Within walking distance is the gorgeous Lake Esmond, Canadian Lead Primary School, Sporting Facilities, Red Lion Hotel, Carboni's Italian Restaurant, Pennyweight Park and so much more! The property is less than 7 minutes' drive to the Ballarat CBD, Ballarat Train Station, quality primary and secondary schools, university, shopping precincts and more!

Comprising master bedroom at the front of the home featuring bay window, ceiling fan, oversized walk-in robe and ensuite and a further two generous sized bedrooms, both with BIRs. Upon entry is a spacious front formal lounge and dining that can be closed off from the main

Price : \$ 520,000

Land Size : 566 sqm

View : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/canadian/residential/house/7178599>



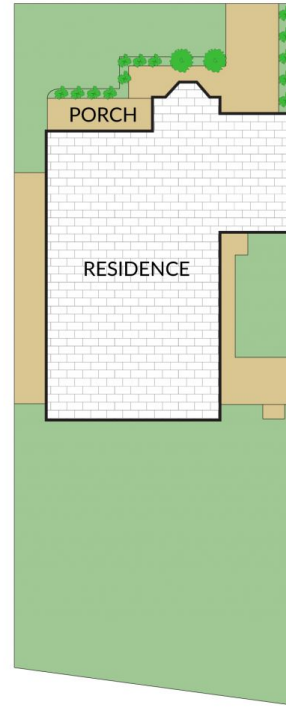
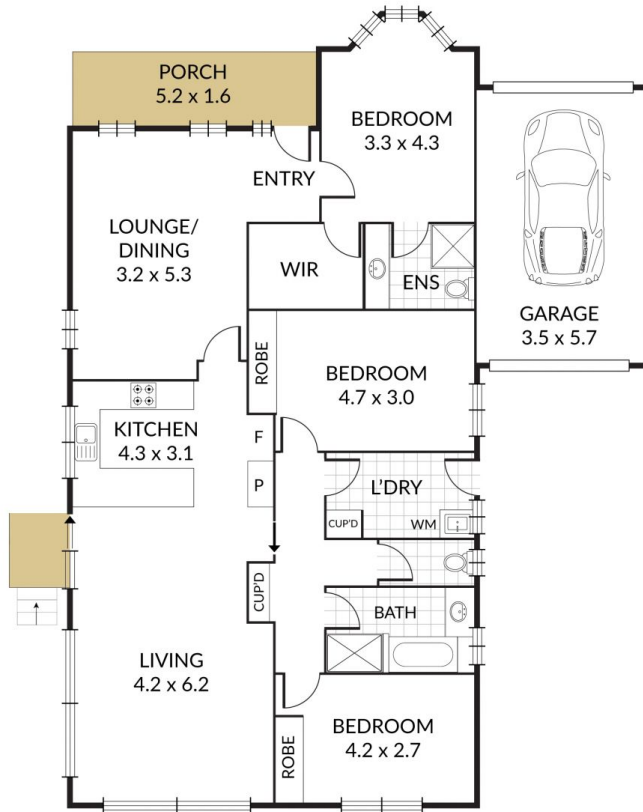
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Internal 142m² External 423m² Total 565m²

210 Clayton Street, **Canadian**



3 x 2 x 1 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.