

### 35 Shorridge Drive Lucas VIC

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In one of Ballarat's most sought-after locations that offers an enviable lifestyle with an array of cycling and walking trails, shopping centre, schools and cafes all within walking distance is this stunning three-bedroom family home. Upon entry, you are welcomed by an amazing sense of space and luxury as you navigate seamlessly through this functional floorplan. The master bedroom offers a spacious walk-in robe, ceiling fan and ensuite. The remaining two bedrooms all contain an abundance of storage with built in robes and plenty of natural light through the large windows. You will enjoy the second living area space and a central family bathroom with separate bath and shower and separate toilet. The impressive open plan living, dining and kitchen area is the perfect place to entertain friends and family, with a modern kitchen including stone bench tops, self ...

**Price** : \$ 751,000  
**Land Size** : 576 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/lucas/residential/house/7204636>



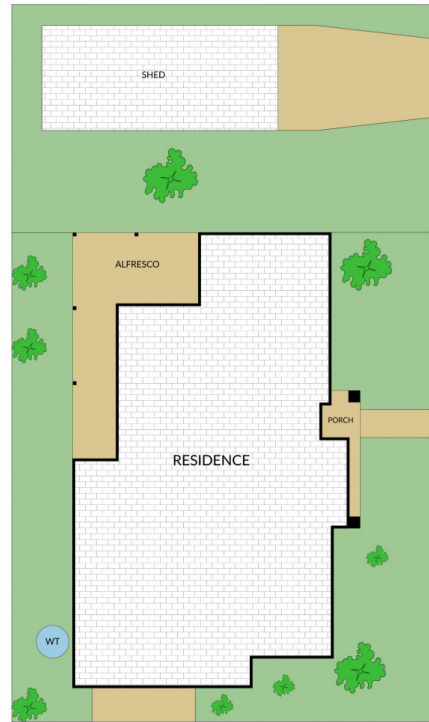
**Tash Guinea**  
03 53312233  
0439 831 058

Internal 188m<sup>2</sup> External 259m<sup>2</sup> Total 447m<sup>2</sup>

# 35 Shortridge Drive, Lucas



3 x 2 x 2 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.