



### 12 Ascot Gardens Drive Delacombe VIC

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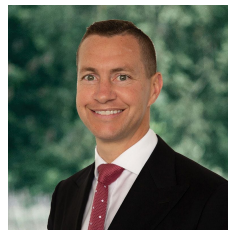
Located in the Ascot Gardens Estate is this appealing 3-bedroom home that has been built with quality and style. Comprising three good sized bedrooms, two bathrooms (master with ensuite), open plan kitchen with stainless steel appliances, large living room at the front of the home, gas central heating and loads of storage space throughout. Outside features a double lock up garage with remote and direct internal access, and low maintenance yard. Within easy access to schools, Delacombe Town Centre, and public transport. Contact Damian Larkin today on 0417 088 755 to avoid missing out.

**Price** : \$ 460,000

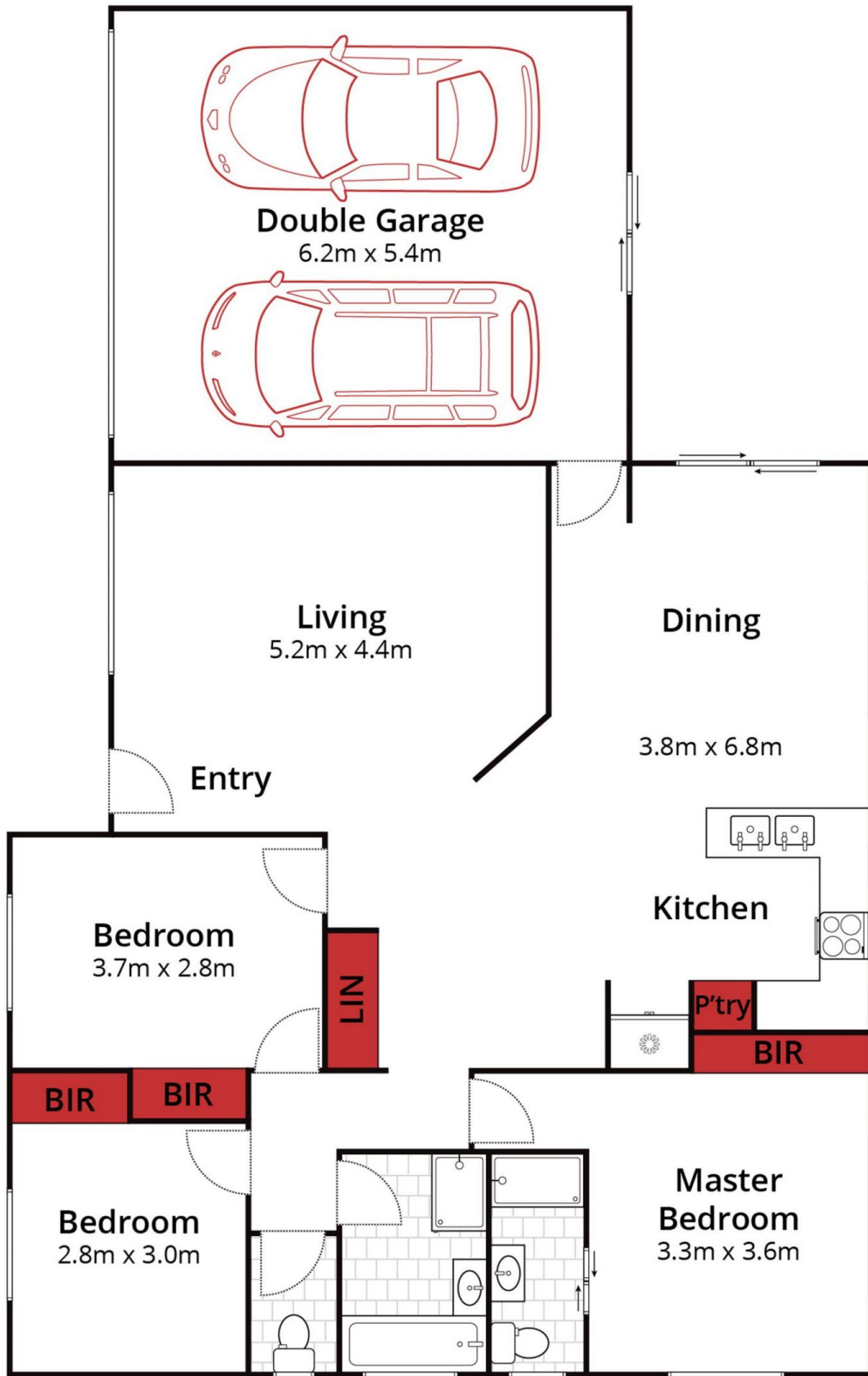
**Land Size** : 313 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/delacombe/residential/house/7263594>

TH1411



**Damian Larkin**  
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Approx House Area 145m<sup>2</sup>  
 Approx Land Area 313m<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.

**12 Ascot Gardens Drive, Delacombe**

**Ballarat**  
Real Estate

