



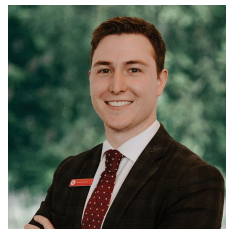
## 20 Kirby Avenue Canadian VIC

4 2 3

Located in the highly sought after and tightly held Canadian Lakes Estate is this gorgeous and contemporary family home. Packed full of features including four generous bedrooms, the master suite with walk through robe and luxe ensuite, built in robes in all the other bedrooms, practical main bathroom and two living spaces divided by a stunning contemporary kitchen/dining space boasting modern appliances, gas cooking and dishwasher. The home has been thoughtfully fitted with ducted heating and cooling throughout for comfort all year round. One of the shining features of this home is the massive north facing alfresco space with direct gate access through the side carport, perfect for entertaining. You'll love the double lock up garage with direct internal access and stunning established gardens, manicured hedges, two separate garden sheds and secure rear yard ...

**Price** : \$ 660,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/canadian/residential/house/7349535>



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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2023 for Ballarat Real Estate.