



**27 Kirby Avenue Canadian VIC**

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**BOOK YOUR INSPECTION ONLINE 24/7**

Click "Book an Inspection Time" to select a time that is suitable for you.

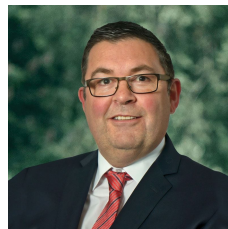
Alternatively, go to our website [ballaratrealestate.com.au](http://ballaratrealestate.com.au) and press the BOOK INSPECTION button to register for a time that suits you.

**Land Size** : 371 sqm

**View** : <https://www.ballaratrealestate.com.au/lease/vic/ballarat-western-district/canadian/residential/house/7440133>

Positioned on a quiet street in the popular suburb of Canadian, surrounded by quality established homes, is this modern three bedroom brick home. Just minutes to the Ballarat CBD and surrounded by picturesque lakes and woodland, this home offers the best of both rural serenity and city convenience.

At the front of the home is the large master bedroom, complete with a walk in robe and an ensuite that features a



**David Newcombe**  
5331 2233

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Floor plan measurements are approximate. This plan is for illustrative purposes only.