



## 525 Clayton Street Canadian VIC

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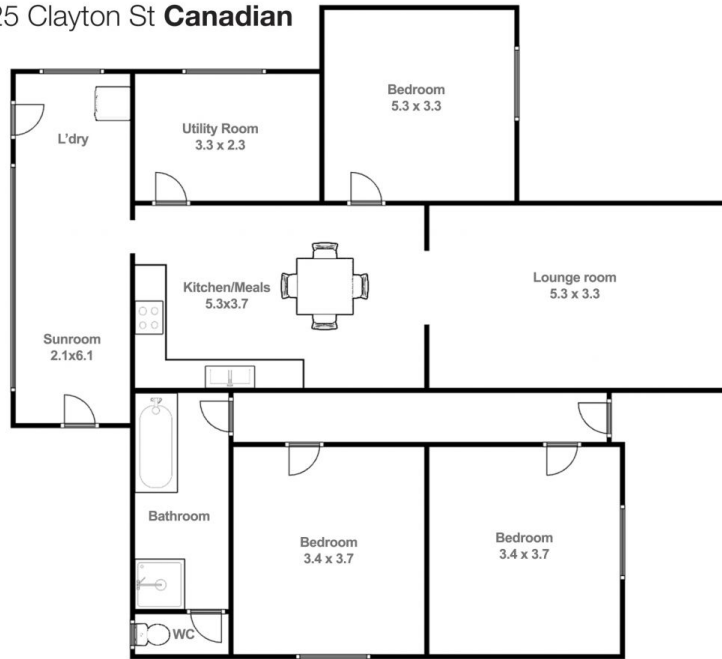
Discover the perfect blend of opportunity and convenience with this charming weatherboard home located at 525 Clayton Street, Canadian. Situated on a generous 1455m<sup>2</sup> parcel of land, this property offers an exciting prospect for renovators and developers alike, boasting significant subdivision potential. This property features three spacious bedrooms, ideal for families or investors looking to capitalize on the rental market, and one central bathroom with a classic layout ready for modernization. It includes a single car garage for secure parking with additional space for storage and side access to the backyard, perfect for trades and additional parking. With a substantial land size of 1455m<sup>2</sup>, there is ample space to consider subdividing the property, allowing for the construction of additional dwellings (STCA). This potential makes it an attractive option ...

**Price** : \$ 455,000  
**Land Size** : 1455 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/canadian/residential/house/8013718>



**Mitchell Couch**  
**03 53312233**  
**0423543023**

525 Clayton St **Canadian**



Ballarat  
Real Estate



Mitchell Couch 0478 049 401

This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2024 for Ballarat Real Estate.