

### 3 Barn Owl Avenue Winter Valley VIC

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Nestled in the Winter Valley Rise Estate, this modern two-storey home sits on a generous 663m<sup>2</sup> (approx) plot of land. Ideally located within the Ballarat High School catchment zone, and just moments from Lucas Town Centre, Delacombe Town Centre, and the upcoming Alluvium shopping centre, this property offers unparalleled convenience and a perfect setting for a growing family. As you approach, the home's modern brick veneer facade and meticulously manicured front lawns, flourishing gardens and side access for a trailer sets the stage for what lies within. Step inside and be greeted by soaring ceilings, 2.4m doors, decorative cornices, and elegant vinyl flooring showcasing the home's exquisite craftsmanship. The ground floor features a guest bedroom complete with a walk-in robe and a stylish ensuite, including a shower, floating vanity with pendant lighting, ...

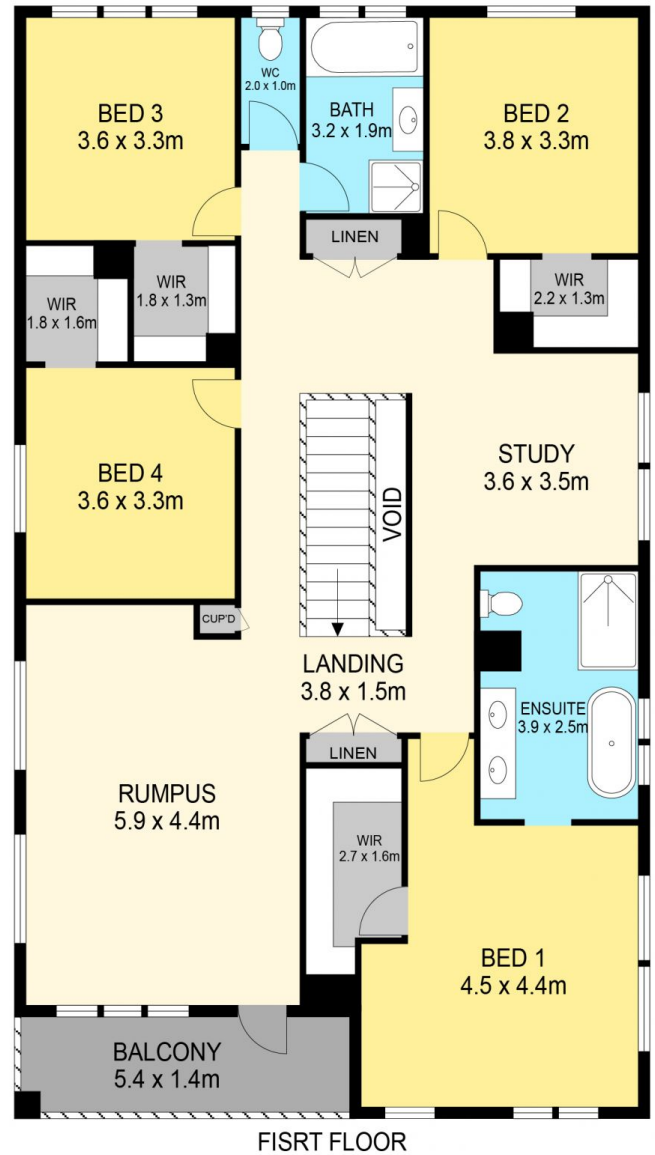
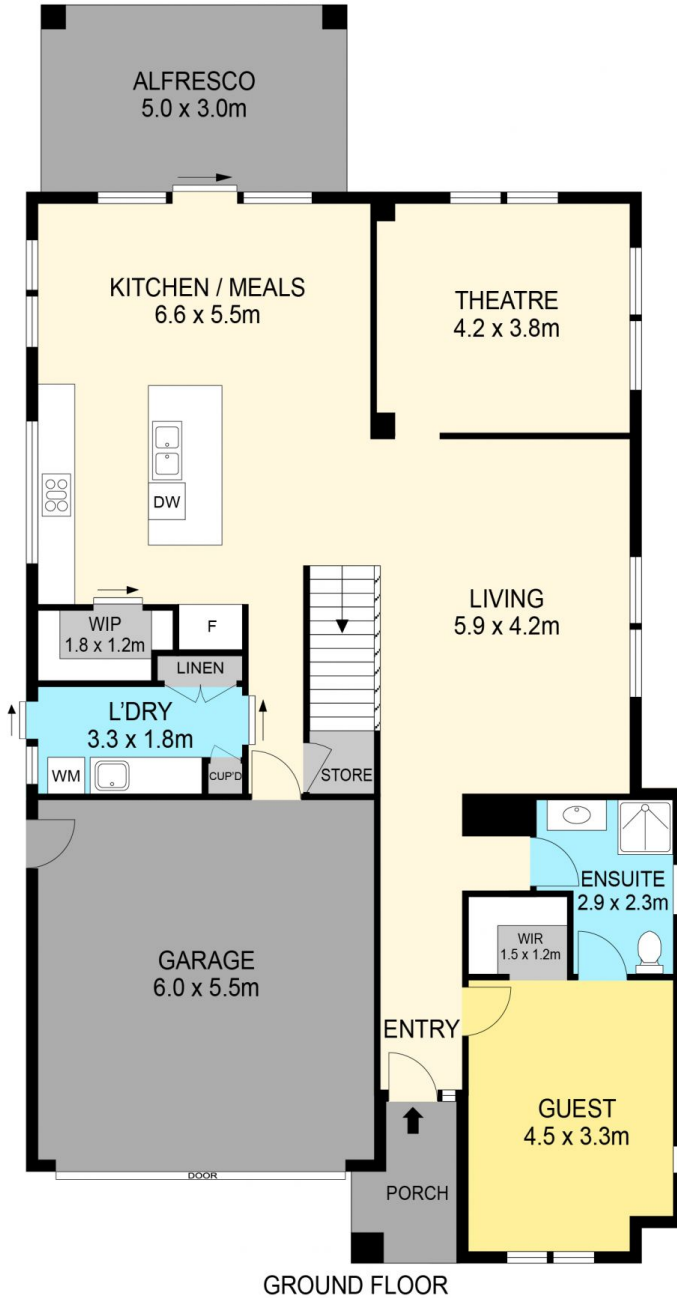
**Price** : \$ 857,000  
**Land Size** : 663 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/winter-valley/residential/house/8015249>



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