



### 923 Geelong Road Canadian VIC

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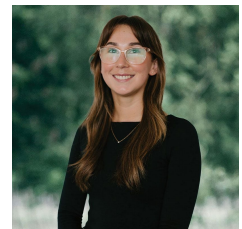
Ideally situated between Ballarat CBD and Federation University, and in close proximity to Sovereign Hill, shops, and schools, this well-presented three-bedroom family home is sure to meet many buyers' needs. The property boasts three generously sized bedrooms, each with built-in robes, and serviced by the central main bathroom. The open-plan kitchen and meals area leads to a cozy living room adjacent to the dining area. The living room features gas heating, while the dining room is warmed by a wood combustion fire. Outside, the home offers a low-maintenance garden, a spacious backyard with ample rear decking, and a carport on the left side of the property. Additional features include a separate laundry room and ducted air conditioning throughout. You will not want to miss out on this exceptional opportunity, schedule your inspection today!

**Price** : \$ 380,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/canadian/residential/house/8016728>



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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.