

**27 Clifton Street Delacombe VIC**

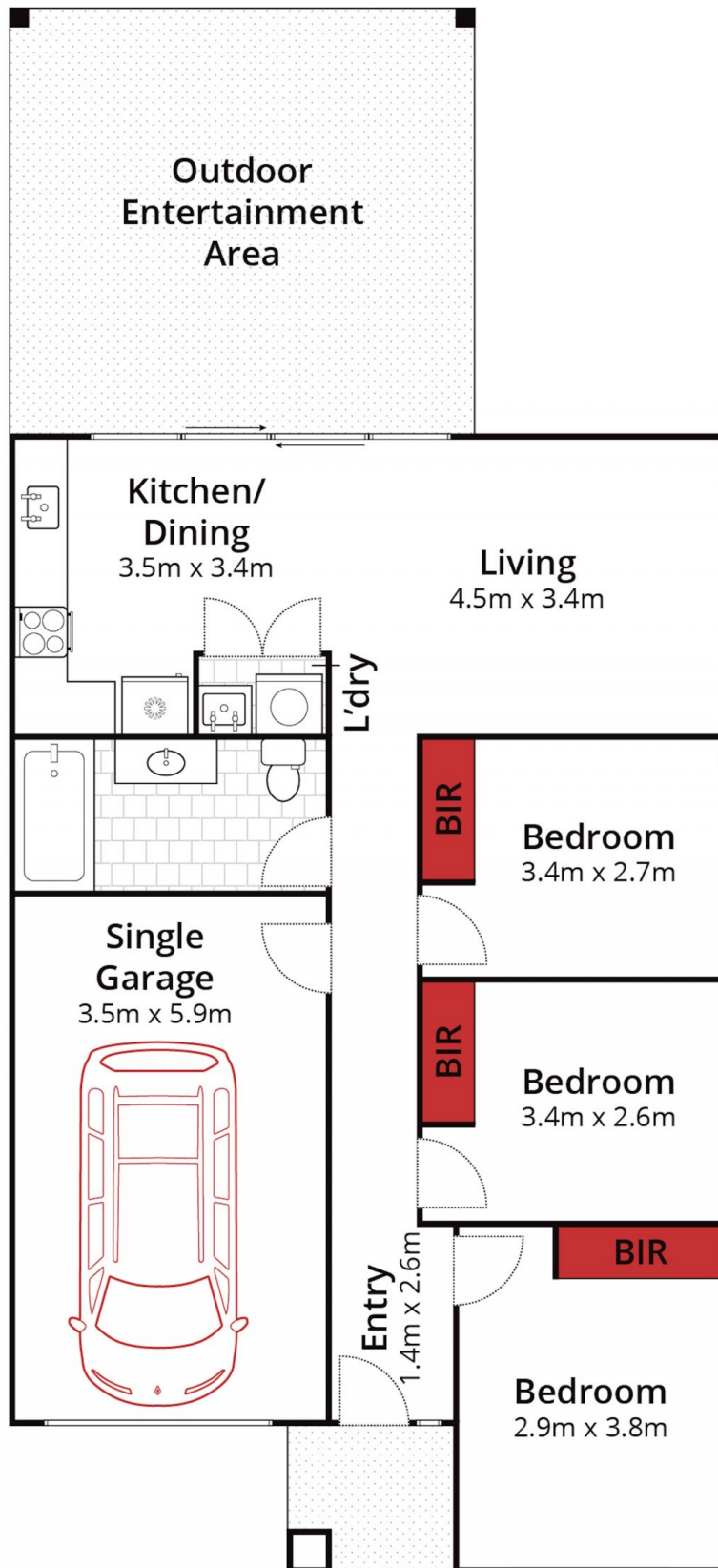
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Step into a lifestyle of ease with this meticulously maintained residence, originally crafted with quality by Dennis Family Homes. Nestled near parklands, Schools, and the Delacombe town centre. This property offers an ideal blend of investment potential, first home buyer potential accommodating low-maintenance living. Boasting 3 generous sized bedrooms, a tastefully appointed bathroom, and an inviting open-plan layout seamlessly merging the living, kitchen, and meals areas. Embrace year-round comfort with gas central heating and evaporative cooling, ensuring a cozy ambiance regardless of the season. Externally, discover the convenience of a single lock-up garage, complemented by a pergola area perfect for alfresco dining, a garden shed for storage needs, and meticulously manicured gardens, all set on an approximate 460m2 allotment. Do not miss the opportuni ...

**Price** : \$ 425,000  
**Land Size** : 460 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/delacombe/residential/house/8018478>



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Approx House Area 93m<sup>2</sup>  
Approx Land Area 459m<sup>2</sup>



Whilst [bwm.com.au](http://bwm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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**Ballarat**  
Real Estate

