



### 17 Racing Way Winter Valley VIC

4 2 3

You will be welcomed by the smart floor plan featuring master bedroom with ensuite and walk in robe while the remaining three bedrooms include built in robes. Complementing the formal lounge zone to the front of the property is the spacious open plan kitchen, meals and living area with stainless steel appliances, dishwasher and split system/ reverse cycle air conditioning ensuring year round comfort. The central modern bathroom includes bath, shower vanity plus separate second toilet while the laundry offers direct access to the double garage with remote access. Further enhancements to the home include central gas heating throughout, spacious backyard with plenty room for the family and pet/s plus easy access to the ever popular Delacombe & Lucas Town Centre with supermarkets, retail and education . Be sure to inspect!

**View :** <https://www.ballaratrealestate.com.au/lease/vic/ballarat-western-district/winter-valley/residential/home/8024441>



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