



**209 Clayton Street Canadian VIC**

3 2 2

In the heart of historic Ballarat this three-bedroom weatherboard home is positioned just off Main Road, close to Sovereign Hill, Ballarat CBD and Lake Esmond on a 468m2 (approx.) block. Stepping into the home, you are greeted with high ceilings and an abundance of natural light coming from the home's large windows. Inside the three generous bedrooms, are built in robes and further storage above, with the master bedroom also including an ensuite. Following through the open hall is a large bathroom and a separate laundry room with access to the remote controlled double carport. The open kitchen and dining includes an island benchtop and ample storage space while the attached lounge provides a space for the family to relax in the warmth with both a split system and central heating. Outside, the rear of the home includes a large decked area and a low maintenanc ...

**Price** : \$490,000 - \$520,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/canadian/residential/house/8074910>

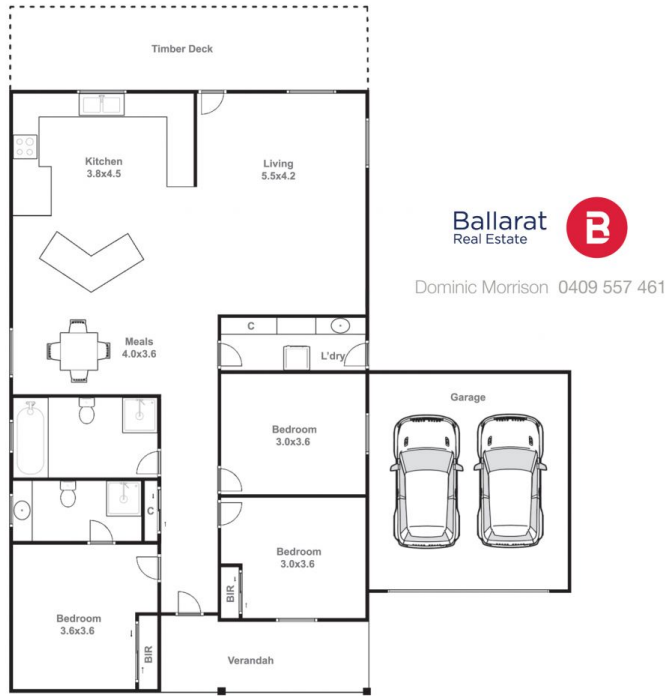


**Dominic Morrison**  
5331 2233  
0409 557 461



**Mason Bourke**  
5331 2233  
0412 374 633

209 Clayton St **Canadian**



Dominic Morrison 0409 557 461

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