



### 13 Cavendish Court Winter Valley VIC

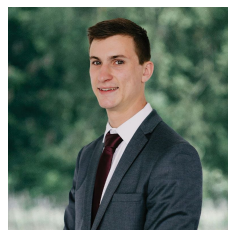
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Discover the perfect blend of modern comfort and practicality in this stunning sandstone residence, ideally located just a short walk and a 5-minute drive from Delacombe Town Centre. Enjoy easy access to a variety of amenities, shopping, and dining options.

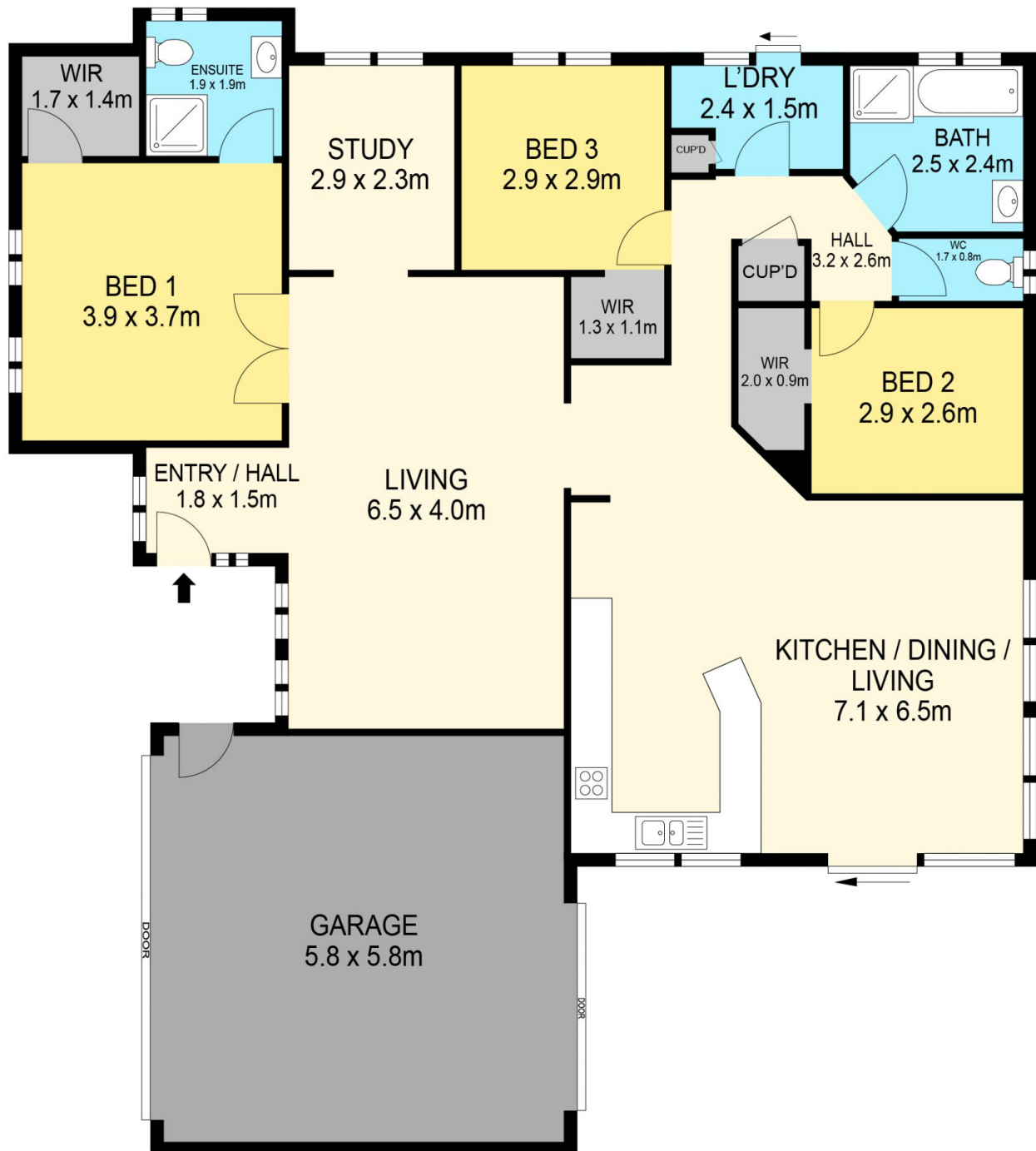
This property features two separate living areas and an additional den space, providing versatile options for your lifestyle needs. Experience the spacious, light-filled open layout of the dining, lounge, and kitchen area, further enhanced by a patio equipped with plumbing for a gas BBQ-perfect for entertaining and family gatherings.

The stylish kitchen boasts a new dishwasher, electric oven, gas cooktop, and a central pantry with extensive cupboard storage. The breakfast bar is an ideal spot for relaxing

**Price** : \$500,000 - \$550,000  
**Building Size** : 199 sqm  
**Land Size** : 678 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/winter-valley/residential/house/8143249>



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