



### 36 Erskine Road Winter Valley VIC

4 2 2

Welcome to 36 Erskine Road, Winter Valley. Upon entry you will be welcomed by the smart floor plan featuring a master bedroom with ensuite and walk-in robe while the remaining three bedrooms include built-in robes. With two living areas and a spacious open plan kitchen, meals and lounge with stainless steel appliances. The central modern bathroom includes a bath, shower vanity plus separate second toilet while the laundry offers side access to the covered patio. Further enhancements to the home include central heating throughout as well as evaporative cooling, spacious backyard with plenty room for the family and pets plus easy access to the ever-popular Delacombe & Lucas Town Centre with supermarkets, retail, education, and family park located across the road. Call Josh Horvat 0478 804 929 or James Waterhouse 0408 382 551 to view the property today.

**Price** : \$575,000 - \$605,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/winter-valley/residential/house/8143302>



**Josh Horvat**  
5331 2233  
0478 804 929



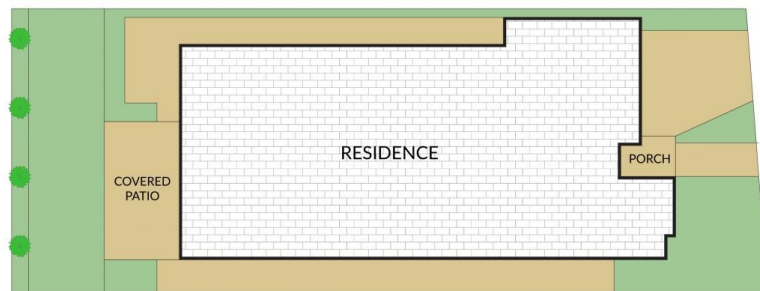
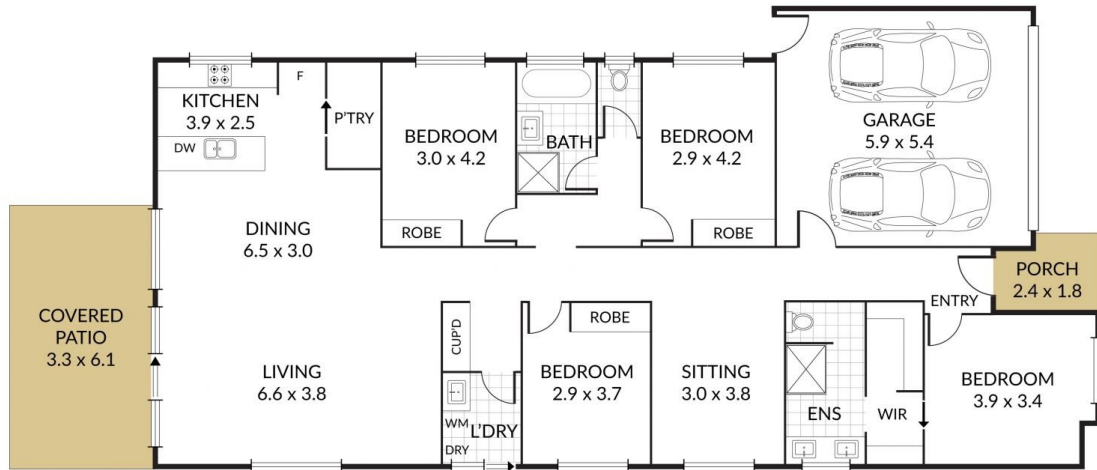
**James Waterhouse**  
03 53312233  
0408 382 551

Internal 197m<sup>2</sup> External 221m<sup>2</sup> Total 418m<sup>2</sup>

36 Erskine Road, **Winter Valley**



4 x 2 x 2 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.