



### 13 Lanita Street Delacombe VIC

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This exceptional home is situated in one of Delacombe's most desirable streets, showcasing impeccable upkeep and quality throughout. With three spacious bedrooms, including a master suite with a generous ensuite and walk-in robe, and the remaining bedrooms featuring built-in robes and access to the main bathroom, comfort and convenience are at the forefront. Abundant natural light fills the lounge area, seamlessly connecting to the open plan kitchen/meals area and second living room. The meals area itself is bathed in light, creating an inviting atmosphere. The main bathroom is well-appointed with a bath, shower, and vanity.

Externally, the property offers ample space on its approximately 737m<sup>2</sup> lot, including a sizeable outdoor area, a double lock-up garage, and a meticulously

**Price** : \$540,000 - \$560,000

**Land Size** : 737 sqm

**View** : <https://www.ballaratrealstate.com.au/sale/vic/ballarat-western-district/delacombe/residential/house/8145906>



**Damian Larkin**  
03 53312233  
0417 088 755



Approx House Area 174m<sup>2</sup>

Approx Land Area 736m<sup>2</sup>



Whilst [bwrn.com.au](http://bwrn.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.

**13 Lanita Street, Delacombe**

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