



3 Band Street Delacombe VIC

3 1 2

This property has options suited to all types of buyers. Situated in a quiet street and close to Urquhart Park Primary School, St Patricks College, public transport and only a short stroll to the Victoria Park Gardens. This 3 bedroom solid weatherboard home has been refurbished with new window coverings & floor coverings plus an updated kitchen. Master with BIRs and ceiling fan. Living area is of a good size with gas heating and split system plus there is a small study or you could make this your second living area. Outside is a double carport, shed, and spacious backyard. All this is set on a generous allotment of approx. 686sqm, plenty of room for an extension possibly a second dwelling with enough access to both sides of the house s.t.c.a. Currently let on a periodic lease.

Land Size : 686 sqm
View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/delacombe/residential/house/6187541>



Leigh Hutchinson
03 5331 2000



Ian Moyle
03 5331 2000

TOTAL LIVING AREA: APPROX. 9.4 SQ



DISCLAIMER:

ALL DIMENSIONS ARE APPROXIMATE & NOT 100% TO SCALE.
FOR FURTHER INFORMATION, PLEASE CONTACT YOUR AGENT DIRECTLY.

