



### 8 Colette Court Canadian VIC

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To be completed by October 2016 and positioned in a brand new court in Canadian Views Estate on a 403sqm (approx.) block is this brand new 19sqm (under roof) 4 bedroom brick home. The house is on a beautifully landscaped allotment on its own title and comprises walk-in robe and ensuite to the main bedroom and built-in robes to all others. Enjoy entertaining from the large well designed open kitchen, meals and living area that is conveniently all tiled with ceramic floor tiles plus a walk-in pantry. Attached is a double lock-up garage with access direct to the house. This turnkey property is perfect for the first home buyer, new family or investor and being only minutes from Ballarat's CBD, schools, shops, public transport and with easy access to Geelong it won't last long. Inquire now and save thousands in Stamp Duty.

**Land Size** : 403 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/canadian/residential/house/6187546>



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**8 COLETTE STREET - CANADIAN**

FLOOR : 138.80m<sup>2</sup> (14.95<sup>sq</sup>)

GARAGE : 34.80m<sup>2</sup> (3.75<sup>sq</sup>)

PORCH : 1.69m<sup>2</sup> (0.18<sup>sq</sup>)

**TOTAL 175.29m<sup>2</sup>**

Site Area: 403m<sup>2</sup>