



### 506 Clayton Street Canadian VIC

3 1 4

On a huge 1655m<sup>2</sup> block, this property offers a fantastic opportunity with an abundance of space to live a great private lifestyle, and still be only minutes from the CBD. With an extensive 10 x 10 metre main shed, undercover entertaining areas, vege gardens and wonderful outdoor spaces this property makes you feel as though you were out in the country. A tidy and rejuvenated two bedroom home sits on the block, with a renovated kitchen leading to an open lounge / sitting and home office area. A large 6 x 5 metre bungalow at the rear gives an option for a 3rd bedroom or rumpus giving you endless options! With open parklands adjacent to the property you will almost feel you have too much room. Don't miss this opportunity. Inspection by appointment only.

**Land Size** : 1543 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/canadian/residential/house/6187632>



**Tony Lockyer**  
03 5331 2000