



### 227 Winter Street Delacombe VIC

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In a top location, directly opposite Victoria Park and just minutes from town sits this immaculately presented home. Sitting on a generous 726m<sup>2</sup> allotment with approximately a 24m frontage, there is potential for future development at the rear (STCA) with two doors down the subdivision being completed originally on a similar allotment. The home itself is a solid brick veneer, with an open living space, gas log fire, and 3 bedrooms providing comfort for first home buyers and young families. A large 2 car shed at the rear of the block as well as the existing single car garage adjoining the dwelling makes this a great option for those requiring a home with extra shedding. This one is sure to not last long. Further information is available upon request.

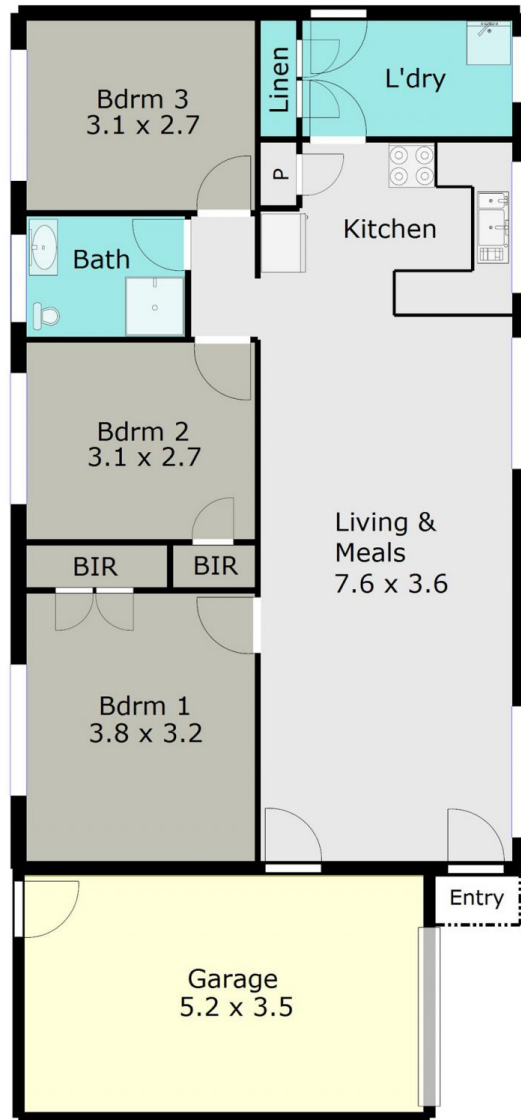
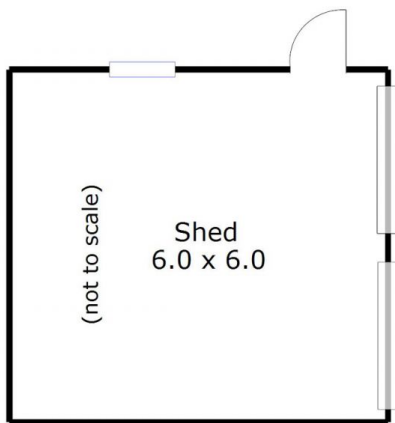
**Land Size** : 726 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/delacombe/residential/house/6187673>



**Tony Lockyer**  
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TOTAL LIVING AREA: APPROX. 9.9 SQ



DISCLAIMER:

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

