




7/322 Clayton Street Canadian VIC

3  2  2 

Experience the perfection of tranquillity on the Lake Esmond Reserve and Botanical Gardens in popular Canadian. Be encapsulated by beautiful leafy scenery with sensational private rear access. This exceptional and immaculately presented three bedroom townhouse is just under 6 mins approx. to Ballarat's CBD. An ideal package for home buyers or investors alike.

Type : Townhouse
Price : \$499,500-\$539,000
Land Size : 310 sqm
View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/canadian/residential/townhouse/8135473>

Extended over two contemporary designed levels with the main living zone downstairs, the natural light streams through every window enhancing the modern design elements throughout. The ground floor includes a built in study nook, a large walk in storage room, storage cupboard and a powder room alongside the laundry. The stylish kitchen is equipped with a corner pantry, stainless steel

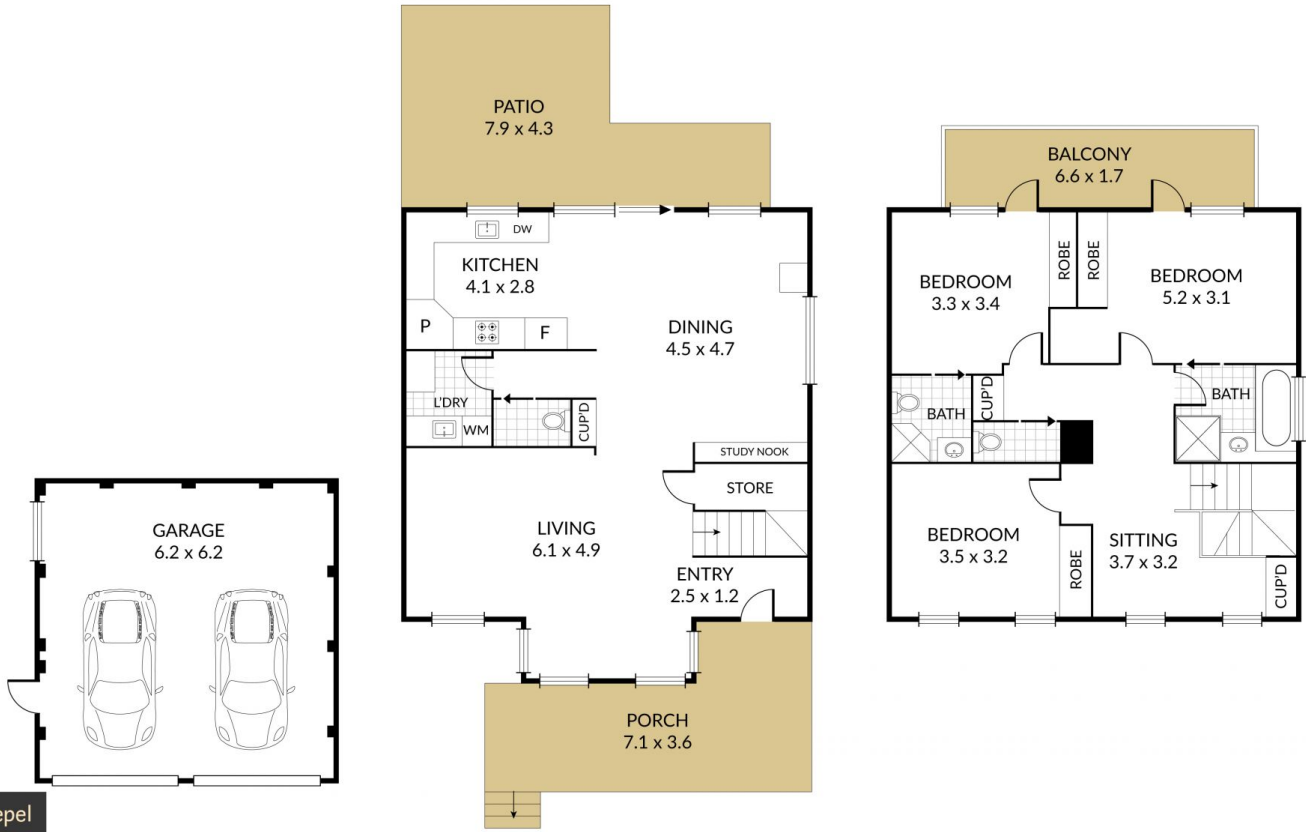


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[For full version visit the website](https://www.doepels.com.au)

Internal 151m² External 94m² Total 245m²

3 x  2 x  2 x 



**Doepel
Lilley+
Taylor**
Real Estate Est. 1988

NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.