



### 8 Cerberus Lane Canadian VIC

3 2 2

Elegance and style are incorporated throughout this captivating three bedroom home superbly positioned in a prime location only approx. 6 mins to Ballarat's CBD, and close to all the recreational facilities Lake Esmond and Botanical gardens have to offer, plus schools and the freeway for commuters.

The front façade presents an enchanting street appeal on arrival and the internal interior exudes luxurious, sleek quality design elements and finishing touches. The stunning kitchen is a distinct highlight and features custom built cabinetry with plenty of storage, beautiful waterfall stone bench-tops, quality appliances including induction cook-top, a dishwasher plus pendant feature lighting over the breakfast bench, creating the perfect space for both

**Type** : House

**Price** : \$450,000-\$485,000

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/canadian/residential/house/8136292>



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ALL DIMENSIONS ARE APPROXIMATE & NOT 100% TO SCALE.  
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