



### 3 Olive Grove MOUNT CLEAR VIC

3 2 2

Nestled at the end of a court in a leafy garden setting, this quality three bedroom home provides everything necessary for a comfortable lifestyle. Warm and inviting with an ensuite to the main bedroom, built in robes to all bedrooms, formal lounge and dining, generous family room opening on to a very pleasant deck which overlooks an easy care garden of mature trees and shrubs. A back gate leads to the Canadian walking trail. Included are gas space and wall heaters, fan forced wall oven and microwave and gas cooktop. There is easy access to the single auto garage with roller door to rear and space for additional vehicles. An excellent first home, investment or retirees nest, close to Midlands Shopping Centre, the university and just a short drive to Ballarat CBD.

**View :** <https://www.doepels.com.au/sale/vic/ballarat-western-district/mount-clear/residential/house/6187138>



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