



### 18 Tudor Avenue Delacombe VIC

3 2 2

Located close to schools, sporting facilities, the new DTC (Delacombe Town Centre) and in a quiet street, this sound brick home is ideal for first home buyers, perfect for families or investors. Featuring three bedrooms with built in robes and the master with ensuite, WIR and a large bay window, open kitchen and dining area with lounge, family room with gas log fire plus study or extra sitting. Keep the power bills down with the solar power and solar hot water. Outside is the real bonus, approx 747sqm block, a large backyard with caravan access, DLUG with roller door through to the back yard and garden shed situated on a good sized allotment. This property presents exceptionally well so enquire today to arrange an inspection.

**Land Size** : 747 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/delacombe/residential/house/6187646>



**Leigh Hutchinson**  
03 5331 2000



**Ian Moyle**  
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TOTAL LIVING AREA: APPROX. 17.3 SQ



DISCLAIMER:

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

