



### 72 Ascot Gardens Drive Delacombe VIC

3 2 2

Located only minutes away from Delacombe Town Centre and local schools, you will find this modern faced 3 bedroom home, perfect for a first home buyer, investor or family. Only 2 years old and in new like condition, boasting open plan living, kitchen fitted with stainless steel appliances and gas central heating system plus a split system. Three good sized bedrooms, master including a walk-in robe and ensuite, the remaining two bedrooms have built-in-robos. This home has just about everything on your check list including; security doors, light filled, north facing, a private rear courtyard, side entry, solar assist gas hot water system, block out blinds and very low maintenance. Complete with double lock up garage that has extra storage space and landscaped gardens. So don't wait, call today to book your inspection.

**Land Size** : 330 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/delacombe/residential/house/6187925>



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TOTAL LIVING AREA: APPROX. 13.2 SQ



DISCLAIMER:

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

