



## 609 Kline Street Canadian VIC

4 2 2

Near new and on own title! 4 bedrooms, 2 bathrooms, 2 living areas! A well-designed home with upmarket inclusions located in popular Canadian Views Estate. Featuring open plan living with spacious kitchen, meals and living areas, generous walk-in robe and ensuite to the master bedroom and built-in robes to the other bedrooms. Features include ducted heating, quality stainless steel appliances and great neutral colour palette plus direct internal access from the double lock-up garage. Situated close to primary and secondary schools, Mount Helen University and Ballarat's CBD, plus easy access to freeway for commuters. This well built and maintained home would be the perfect family home or investment property. Inspect now, this property is available with vacant possession and a rental appraisal of \$390-\$400pw. (floor plan is for illustration purposes only)

**Price** : \$ 380,000  
**Land Size** : 453 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/canadian/residential/house/6188054>



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