



### 56a Kuruc Road Cardigan VIC

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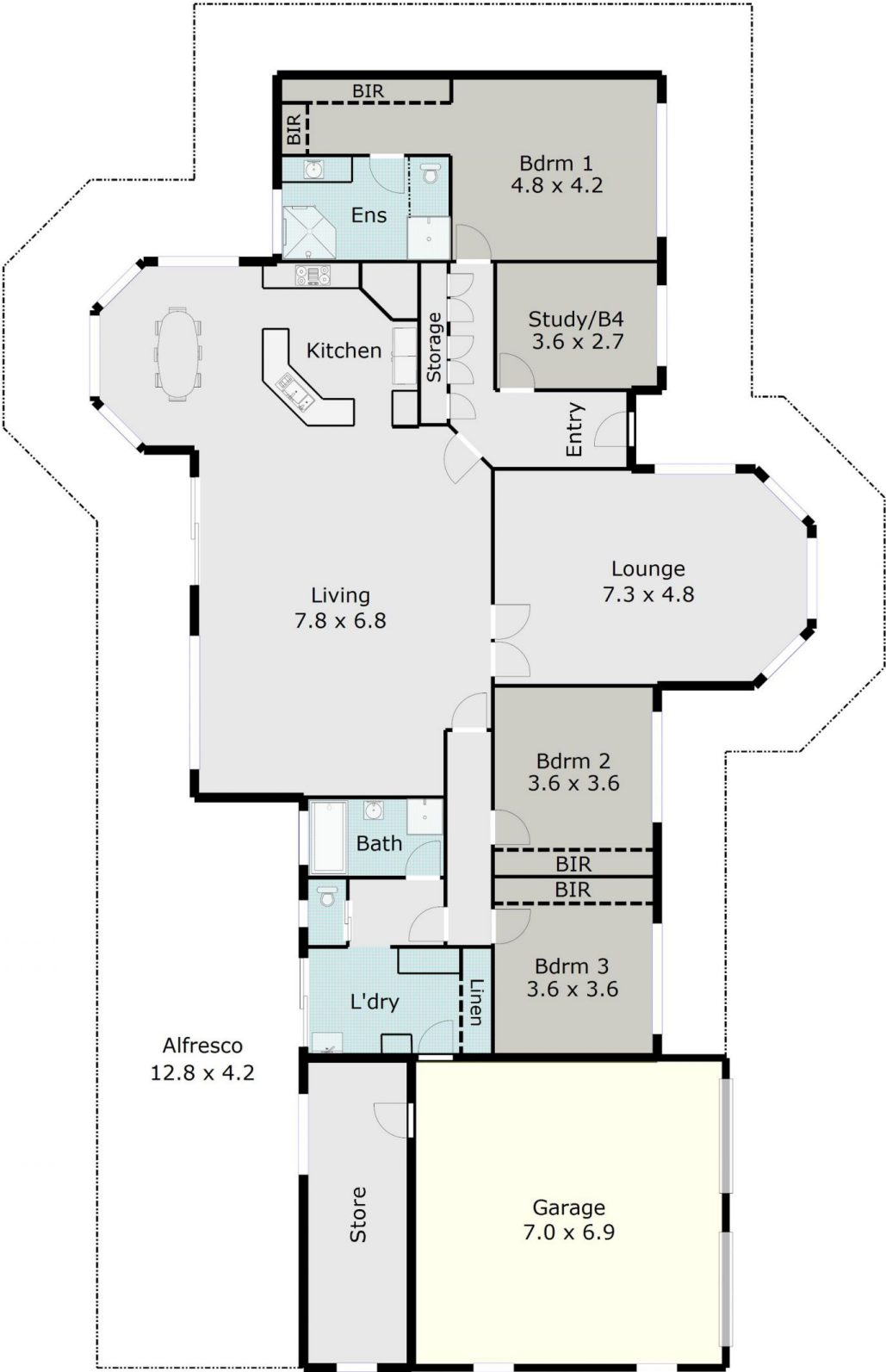
No need to build when you can purchase an existing home where the work is done for you! Boasting a superb location, this lifestyle property combines modern touches with the best of classic country design starting with the beautiful timber kitchen and stainless steel appliances, timber window frames and door features throughout, bay windows and brick feature walls all enhance the overall appeal against the calming neutral pallet and light filled rooms. Open plan living/family room with sliding doors to the impressive rear full length undercover entertaining area will make for a great area to spend time with friends and family, formal living area, gas log fire, 3 bedrooms and study or option for 4th bedroom plus master with corner bath and walk in robe. External features include landscaped garden, double garage with direct access and a workshop, and fenced rear yard all on a large semi-rural block of 3061m2. Ideally located in Ballarat's growth

**Price** : \$ 625,000  
**Land Size** : 3061 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/cardigan/residential/house/6188238>



**Tony Lockyer**  
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TOTAL LIVING AREA: APPROX. 25.8 SQ



DISCLAIMER:

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

