



### 5a Colette Court Canadian VIC

4 2 2

Modern designed townhouse, under 12 months old so all the depreciation benefits are still warranted plus on its own title. A 310sqm allotment located in the quiet enviable suburb of Canadian, enjoy the opportunity to get back to nature and utilise the bush walking tracks nearby. Schools are close, easy freeway access to Geelong or Melbourne and CBD only 5 minutes' drive - what a super location! A quality boutique build by the reputable and award winning local BCM team. Providing open plan living, quality fit out to the kitchen with stainless steel appliances including a dishwasher. Comprises 4 bedrooms, 3 with built in robes and are serviced by the main bathroom. The master bedroom is spacious and includes a good sized walk in robe plus large ensuite. Further features of this impressive house include gas central heating for winter and reverse cycle air conditioning for summer, large linen cupboard, plus the added advantage of an automatic double garage

**Price** : \$ 402,000  
**Land Size** : 310 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/canadian/residential/townhouse/6188283>

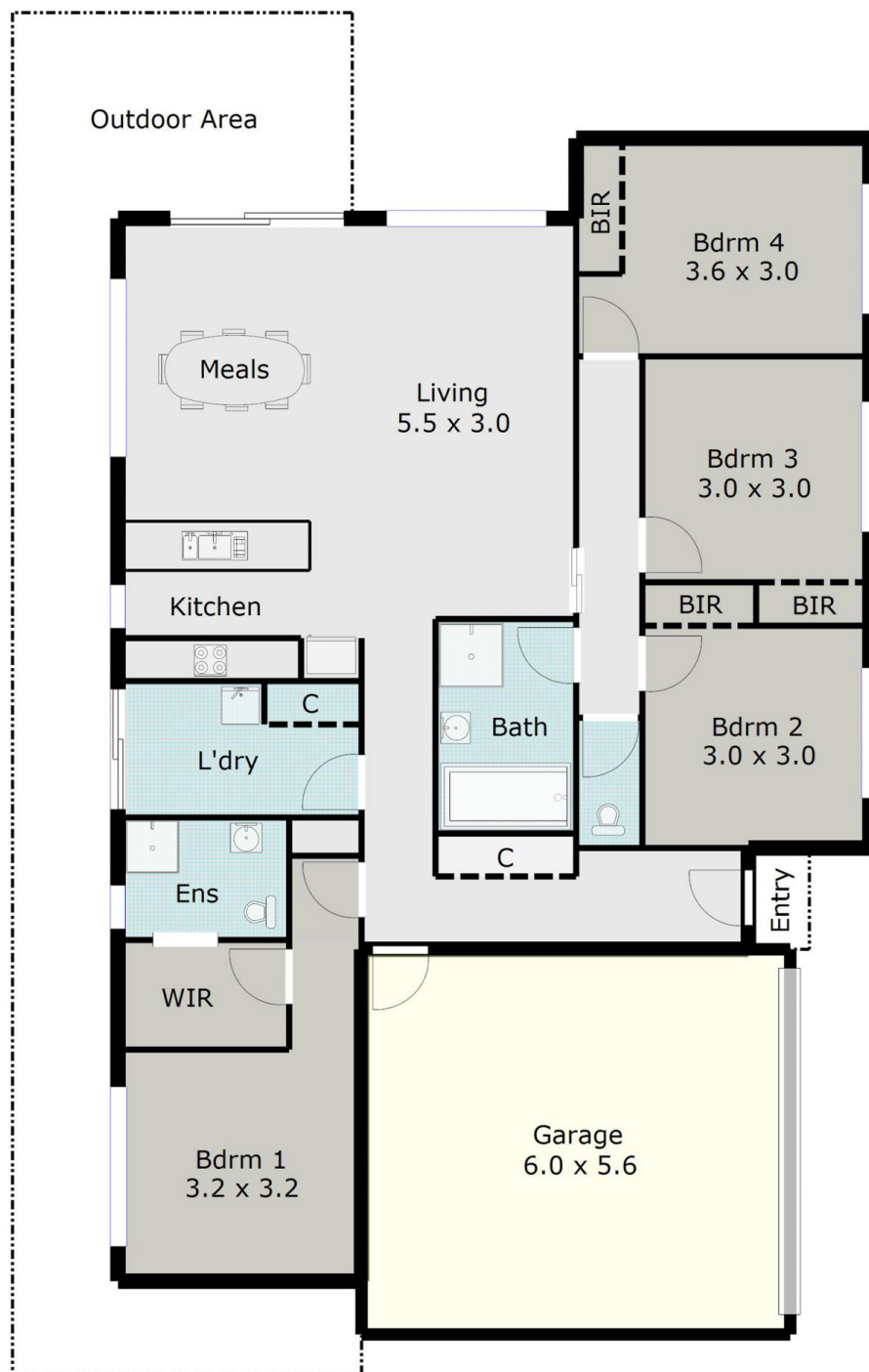


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TOTAL LIVING AREA: APPROX. 14.1 SQ



DISCLAIMER:

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

