



### 305 Larter Street Canadian VIC

3 1 2

If you are unable or prefer not to attend any of our scheduled open for inspections, please contact Leigh Hutchinson or any of our sales consultants to arrange a convenient time to conduct a safe and controlled private inspection.

This three bedroom home is perfectly positioned in Canadian and it's what you've been waiting for - not one to be missed! Modest but charming façade, freshly updated and neat as a pin. Perfect for a first home buyer looking to step onto the property ladder, or equally suitable for an investor or downsizer seeking a home in a central location. You will feel right at home from the moment you walk into this immaculate property with its practical layout and good sized rooms. Gas heating and 2 reverse cycle units will cater for all of Ballarat's climates. Situated on 731m2 block, there is also a single-vehicle garage to lock-up the car and enough room for a workshop plus perfect sized front and

**Price** : \$ 385,000  
**Land Size** : 731 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/canadian/residential/house/6188321>



**Leigh Hutchinson**  
03 5331 2000



**Robert Cunningham**  
5337 0040

TOTAL LIVING AREA: APPROX. 11.5 SQ



DISCLAIMER:

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

