

### 34 Marxsen Parade Lucas VIC

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Exceptional lifestyle in one of Ballarat's thriving suburbs Lucas. Clever in design and set on a low maintenance block 366m<sup>2</sup>; well suited for retirees, professional couples, investors or for those with a busy lifestyle. Perfectly located within Ballarat High School zone, close to Ballarat Golf Club and Lucas Ballarat shopping precinct. Siena & St Thomas More Catholic primary schools, Alfredton primary school and Journey Early learning centre are all within proximity and walking distance to Lucas Central Park. Short drive to Delecombe Town Centre and Ballarat CBD. Blend indoor and outdoor living with the undercover alfresco, discover the ideal property; comfortable to enjoy or lease out (currently leased until January 2021 @ \$360pwk). Offering 4 bedrooms, master with ensuite and walk-in robe, built in robes to the others. Everything you need- double garage with internal access, 2nd living space, split system AC and central gas heating. Flexible spaces,

**Price** : \$ 430,000  
**Land Size** : 366 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/lucas/residential/house/6188520>

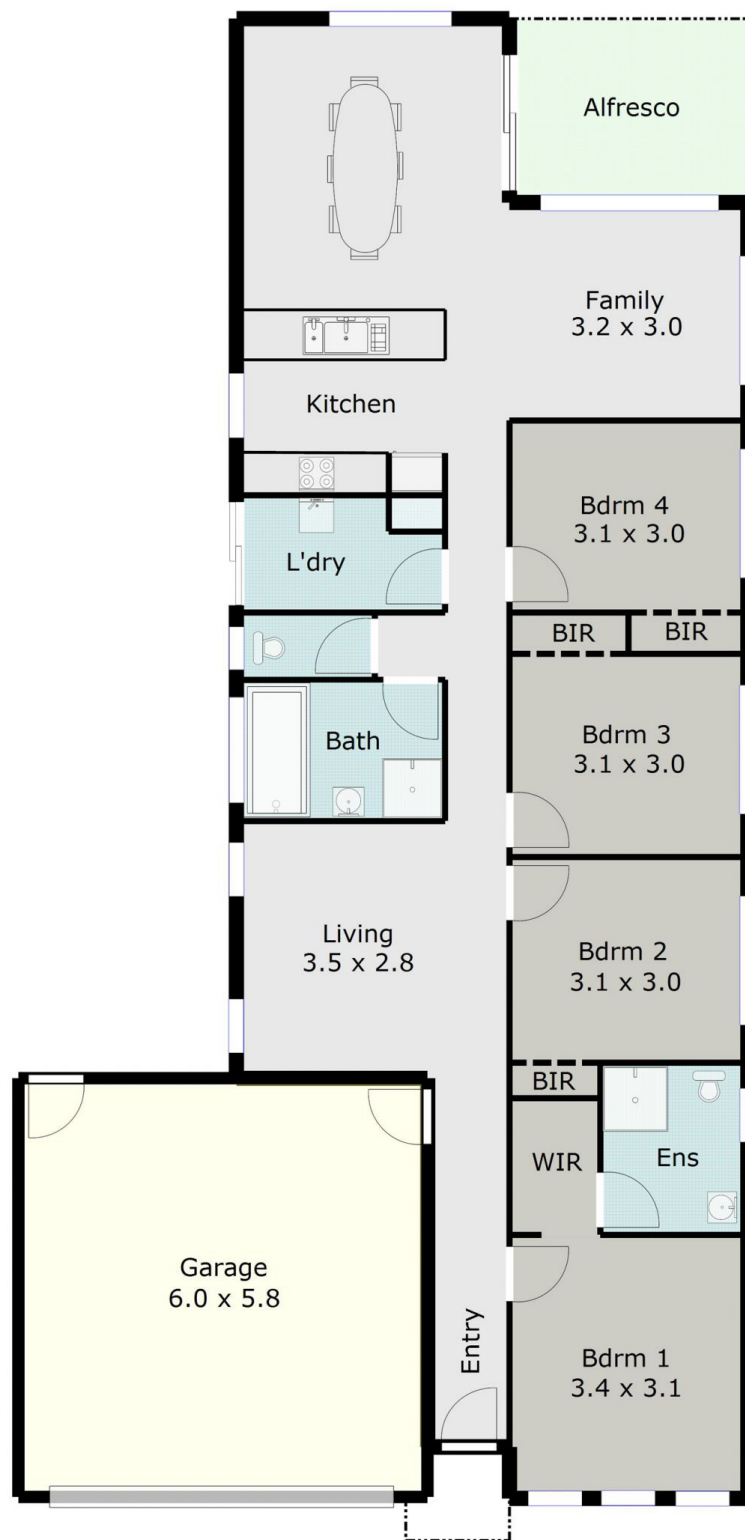


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TOTAL LIVING AREA: APPROX. 13.9 SQ



DISCLAIMER:

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

