

### 9a McGrath Court Cardigan VIC

5 2 2

Immerse yourself in a relaxed semi-rural atmosphere living the quiet life in Cardigan just 10 mins to Ballarat CBD - one that comes with abundance of space inside and out! A solid structural BV home of approx. 50sqm under roof (no need to wait for builders) all set back from the road on 1 acre of land so no shortage for multiple vehicle, trailer, boat and caravan parking. The horseshoe driveway potentially can split into two leading to each side of the home providing side access to add additional shedding or to access the fully fenced back yard. Convenient access to Lucas Town Centre with a host of amenities, schools, recreation parks and for commuters close to Wendouree Train station and Western Fwy.

This beautifully kept 5 bedroom family residence radiates country charm right from the front façade. The veranda stretches right along the front of the home inviting you

**Price** : \$ 950,000  
**Land Size** : 1 Acres  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/cardigan/residential/house/7293912>



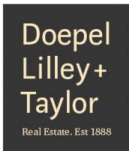
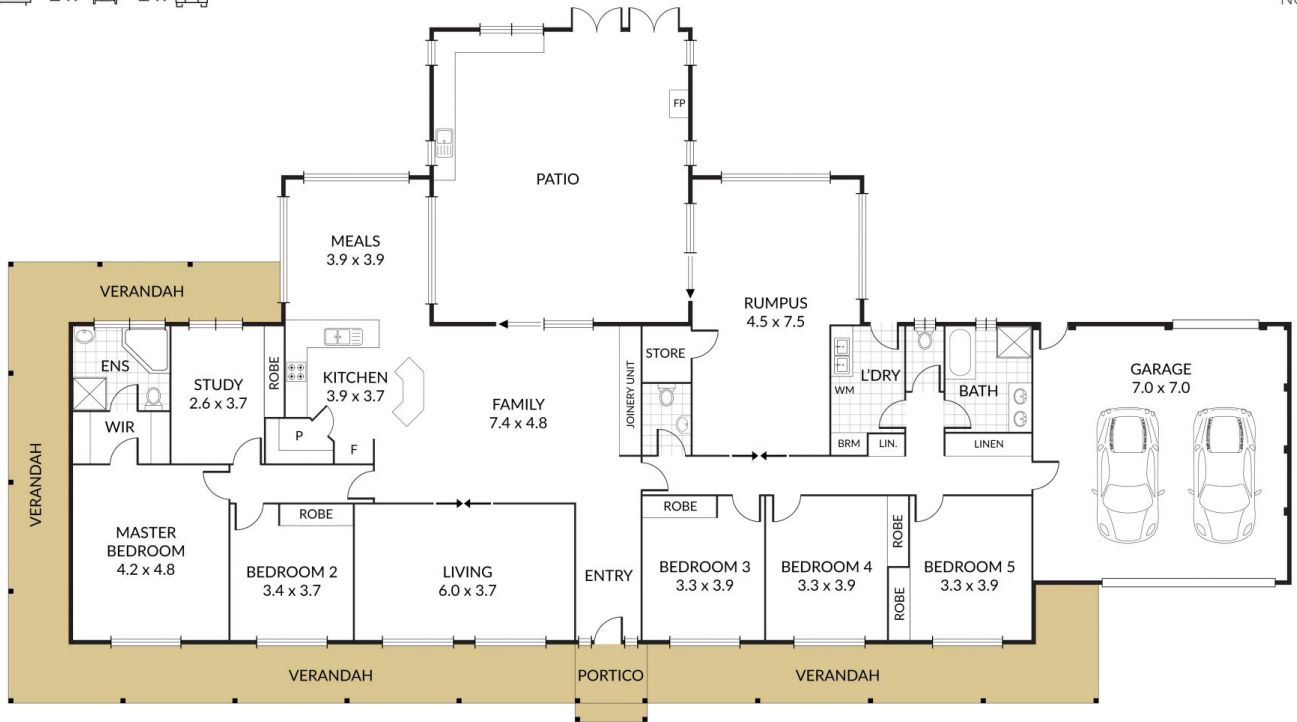
**Peter Wekerle**  
03 5331 2000

Internal 335m<sup>2</sup> External 137m<sup>2</sup> Total 472m<sup>2</sup>

9 McGrath Court, **Caraigan**



5 x 2 x 2 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.