






#### 4/131 Larter Street Canadian VIC

2  2  1 

Perfectly positioned in an ideal location within popular Canadian close to primary school, quality high schools, Lake Esmond and under a 5 minute drive to the Ballarat CBD. A rare opportunity to secure a smart executive 2 bedroom townhouse that offers the scene to live well every day with peaceful surrounds and easy access to local community facilities and amenities.

**Price** : \$ 465,000

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/canadian/residential/townhouse/7424916>

Beautifully presented, inside you will discover two generous sized bedrooms, the master with a spacious walk in robe and ensuite, bedroom two also offers a built in robe and both access the centrally located bathroom. Highlighted by the light filled large open plan meals/living area and featuring a modern styled well-appointed kitchen boasting stainless steel appliances, dishwasher, soft close cabinetry, ample storage and bench space, plus additional storage in hallway cupboard. Comfortable climate control is provided



**Matthew Tunbridge**  
03 5331 2000



DISCLAIMER:

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

