



### 13 Orkney Court Ballarat North VIC

4 2 2

Walk right in and enjoy! This warm and welcoming 4 bedroom home is situated on 578m<sup>2</sup> block in a quiet court away from the hustle and bustle of city life and will appeal to all buyers. Within easy reach to a host of Ballarat North amenities including Northway shopping precinct, reserves and playgrounds and has direct Court access to Pinewood Drive playground and Devils gully walking tracks, public transport, schools, Midlands golf club, and super easy connection to Melbourne Freeway for commuters. Bound to impress families with its easy-care, contemporary style or for the savvy investor an opportunity not to miss adding to your portfolio. Fantastic tenants who would love to stay on. Currently let @ \$500pw until April 2023.

Flaunting modern finishes throughout, the light filled and spacious open plan living area complements the homes many tranquil highlights on offer catering for all family

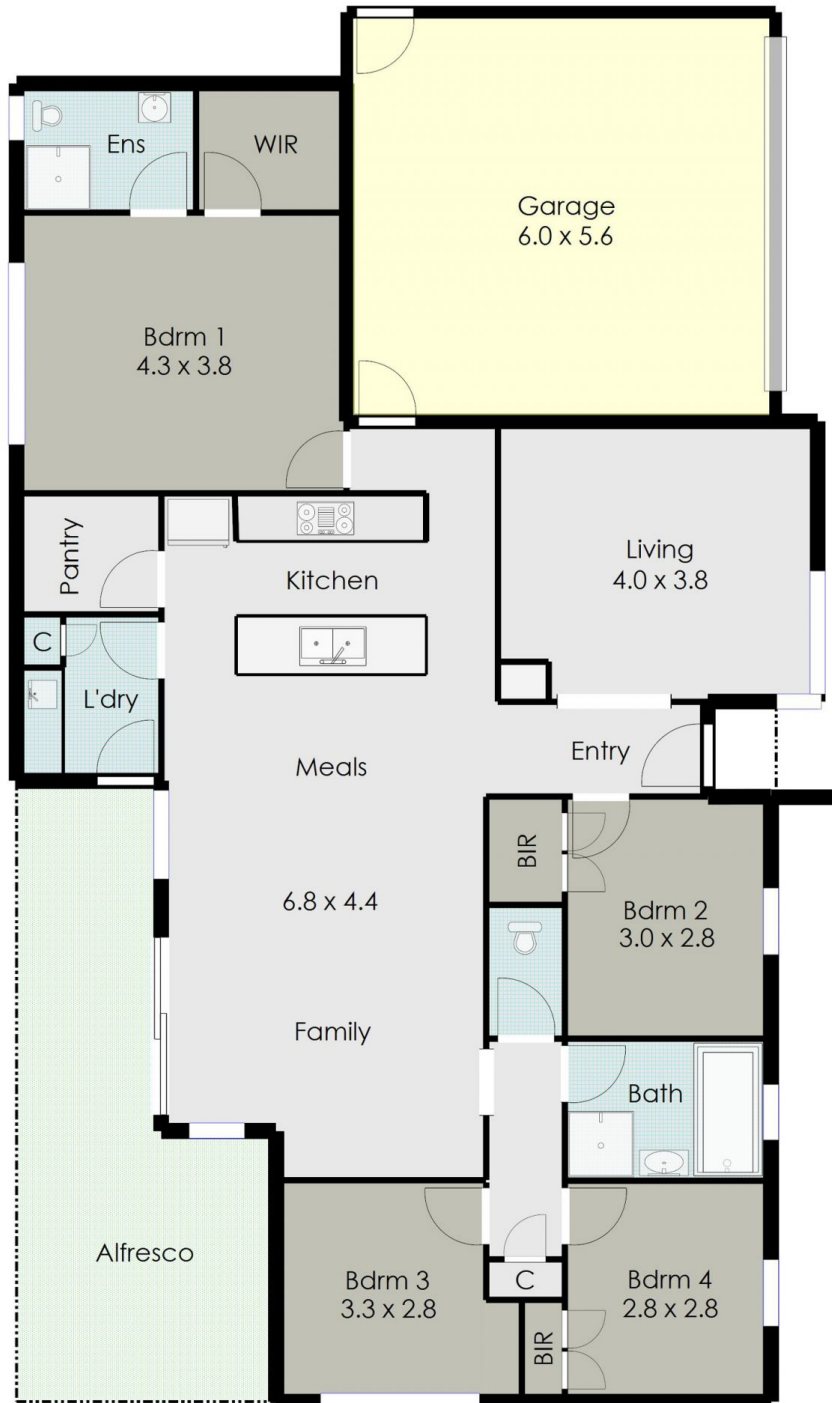
**Price** : \$ 665,000  
**Land Size** : 578 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-north/residential/house/7472119>



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DISCLAIMER:

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

