



11/322 Clayton Street Canadian VIC

3 **2** **2**

This solid 3 bedroom brick Townhouse offers buyers rare tranquillity combined with practical modern design elements and is encapsulated by beautiful leafy scenery being positioned right on Lake Esmond with sensational rear private access, all this on an easy care allotment in a quiet street just under 5 minutes from Ballarat's CBD making an ideal package for home buyers or investors alike.

Manicured lawns and beautiful established gardens guide you to the sleek architecturally designed front entry complete with its own paved alfresco area, a quiet space to relax and enjoy the front yard. The separate formal lounge is spacious and bright, the kitchen comes equipped with modern stainless steel appliances, a dishwasher, gas cook-top and electric oven for efficient daily cooking or entertaining, also highlights the open plan living hub that

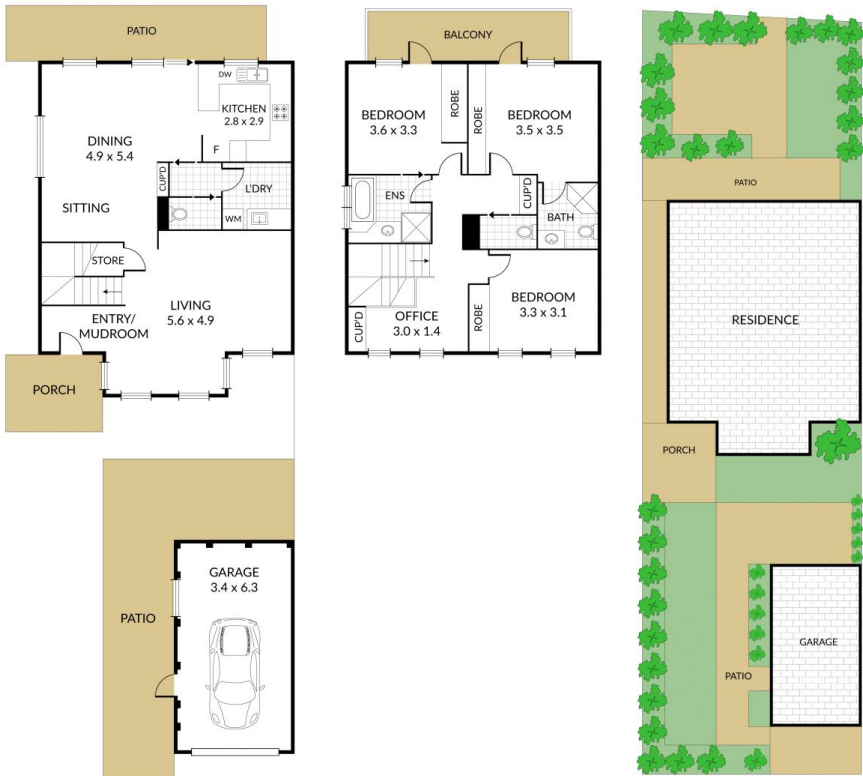
Price : \$ 520,000

View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/canadian/residential/townhouse/7854380>



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