



### 7 Annmaree Drive Winter Valley VIC

4 2 2

A fantastic large family home that ticks all the boxes for comfort, convenience and style to suit growing families, or a great opportunity to grow the astute investor's portfolio! Being nestled opposite to the Kensington Creek parkland reserve only enhances the picturesque street appeal, enjoy having local walking tracks right on your doorstep and Yorkdale Estate playground.

**Type** : House  
**Price** : \$ 508,000  
**Land Size** : 600 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/winter-valley/residential/home/8110779>

An impressive and well-presented four-bedroom home with two bathrooms and two living zones that sits on a prime 600m<sup>2</sup> allotment just minutes to the Delacombe Town Centre, also within easy access to Lucas Coltman Plaza, both offering a variety of close and handy daily amenities including medical, shops, childcare, schools, playgrounds, recreational and entertainment and only a short drive to the



**Matthew Tunbridge**  
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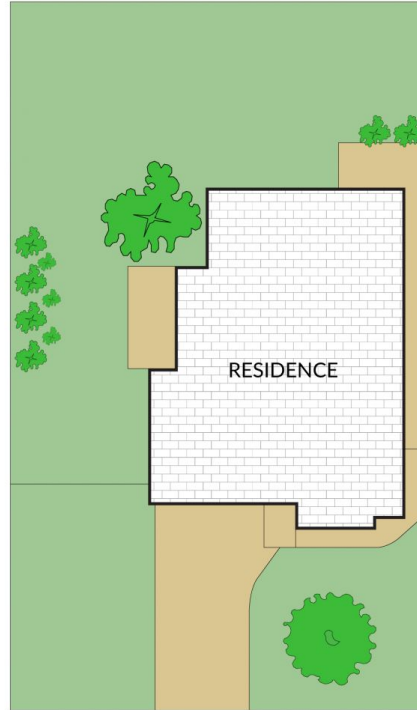
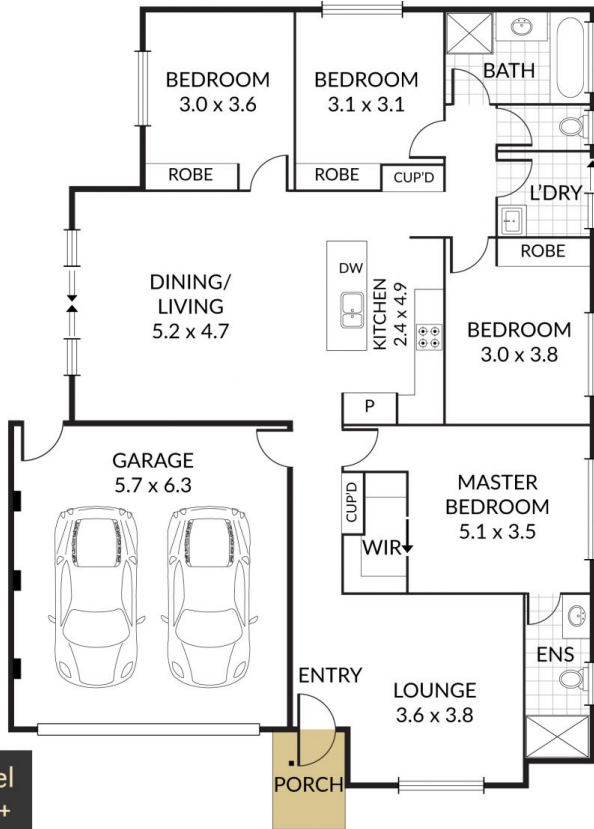
[For full version visit the website](#)

Internal 164m<sup>2</sup> External 436m<sup>2</sup> Total 600m<sup>2</sup>

7 Anmaree Drive, **Winter Valley**



4 x 2 x 2 x



**Doepel  
Lilley +  
Taylor**  
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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.