

**10 Mawarra Drive, Delacombe, Vic 3356**



**House For Sale**

Saturday, 13 April 2024

10 Mawarra Drive, Delacombe, Vic 3356

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 696 m2**

**Type: House**



Tony Zelencich  
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**\$399,000 - \$419,000**

A striking brick veneer offering functional living while remaining close to essential amenities. • The home comprises of four generous sized bedrooms, three of which have built in robes. • The home offers a wonderful light filled kitchen and dining zone that are still in original condition with double level bench space, overhead cupboards and gas and electric cooking, while the chequered floors and timber trims add to the feature panelling in the dining zone. • The main bathroom includes bath, separate shower and spacious vanity. • A separate lounge also boasts polished timber on the floors and walls featuring built in cabinetry. • All set on a spacious block of 696sqm with landscaped gardens as well as plenty of room for the kids to play and the pets to roam in the low maintenance backyard. • Car accommodation is well catered for with a double lock up garage with a further high clearance carport offering the perfect home for a caravan or boat, to the rear of the property you will also find a garden shed perfect for storing all the tools. • This home will prove to be extremely popular for the first home buyer looking to secure a neat home, the starting out family or investors looking to add that stress free home to the portfolio with an estimated rental return of \$350-\$360 per week. • We are only a short drive to the Delacombe Town Centre, Bunnings, top quality primary and secondary schooling and with the Ballarat CBD only being 10 minutes away, the location here is very convenient. • A fantastic opportunity, one that will not disappoint! Contact Tony to today to arrange your very own inspection.