

11/322 Clayton Street, Canadian, Vic 3350

Doepel Lilley+Taylor
Real Estate. Est. 1888

Townhouse For Sale

Tuesday, 19 December 2023

11/322 Clayton Street, Canadian, Vic 3350

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Matthew Tunbridge
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\$520,000-\$550,000

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 cascades with natural light and seamlessly connects to the dining and living areas. Convenient access via large sliding doors to the rear yard that provides a secondary outdoor entertaining area. The three bedrooms are very generous in size and come with built in robes; one with picturesque balcony views over the lake, a delightful main bedroom shares the balcony and stunning views on offer and has its own large ensuite. The main bathroom showcases plenty of space for the morning rush, displays modern fittings along with a separate bath and shower. Framing the upstairs section of the house is a well-equipped study nook/home office with a large built in cupboard, and additional options available to utilise under stairs storage space and the linen cupboard. Features to enhance this stunning home include; a single lock up garage with direct patio access, weather comfortable central heating, a split system to the main hub, good sized laundry, spacious entry providing designated space for coats and shoes, a second separate toilet down stairs and additional parking to the front of the property. Highly desired location, live life to the fullest and enjoy the surrounding parkland of Lake Esmond Reserve; walking tracks, playgrounds, water feature and easy walking distance to some great local restaurants. Call Matt today and book your inspection to truly appreciate what life could be like in popular Canadian.