

# 13 Angus Close, Delacombe, Vic 3356

## House For Sale

Wednesday, 24 April 2024

13 Angus Close, Delacombe, Vic 3356

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



Tim Allen  
0353311111



Ebony Simeoni  
0439508146

**\$630,000 - \$660,000**

Perfectly positioned within a quiet court and surrounded by other impressive properties in the ever-popular Delacombe, this immaculately presented family home is set on a spacious 712m<sup>2</sup> allotment and is an ideal choice for tradies, young families, or anyone with multiple vehicles or running a home business. The property features an 8x6m shed equipped with power, a pot-belly stove, side access, and a rear roller door, providing ample workspace or storage. The home also boasts generous off-street parking perfect for boats, caravans, and trailers. Nestled within a spacious, private, and secure allotment, the home includes a paved undercover alfresco area, ideal for entertaining. Inside, the master bedroom offers a walk-in robe, ceiling fan, and an ensuite, ensuring a private and comfortable space. Two additional bedrooms with built-in robes are well-serviced by the family bathroom and a separate toilet. The residence is further enhanced by two separate light-filled living areas and a double lock-up garage with a remote-controlled roller door and direct house access. The heart of the home is the open plan kitchen and dining area, featuring stone benchtops, a dishwasher, stainless-steel appliances, and an extra-large pantry. With Delacombe Town Centre, schools, childcare, walking trails, public transport, and more all readily available nearby, this well-maintained home is not just a residence but a lifestyle opportunity. Call today for more information. Ballarat's Best-Selling Team