

**23 Royale Street, Delacombe, Vic 3356**



**Sold House**

Thursday, 11 April 2024

23 Royale Street, Delacombe, Vic 3356

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 312 m2**

**Type: House**



Brayden Dorney  
0353314544



James Montano  
0424157499

**\$385,000**

Situated in the ever-growing locale of Delacombe, just moments away from the bustling Delacombe Town Centre, Lumen Christi and Delacombe Primary Schools, and the Doug Dean Reserve, this low maintenance brick home sits on a comfortable quiet allotment. Boasting three bedrooms adorned with built-in robes, complemented by a main family bathroom featuring a shower, bath and toilet. Upon stepping through the front entrance, you are welcomed into a cozy living area, seamlessly flowing into a kitchen and dining space. The modern kitchen is appointed with 600mm gas cooktop and electric oven, dishwasher, and laminate bench tops. Features of this home include low maintenance synthetic turf out the back, an enclosed carport with electric roller door, gas central heating throughout and split system cooling in the Living room. The home is well positioned in a quiet street while being just a short drive to Ballarat CBD. This home is perfect for first home buyers, savvy investors or those looking to downsize. Contact us today to arrange an inspection.