

**396 Richards Street, Canadian, Vic 3350**



**House For Sale**

Thursday, 30 May 2024

396 Richards Street, Canadian, Vic 3350

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



David Morrison  
0438342227



Chelsea Skewes  
0448913072

**\$395,000 - \$430,000**

Nestled in the highly sought-after Canadian locale, this charming home offers unparalleled convenience. Its prime location places you within easy reach of shops, schools, and serene parkland, all while providing swift access to the bustling Ballarat CBD. Inside, the home features an inviting open-plan design that seamlessly integrates the kitchen, dining, and living areas. Each of the two bedrooms is bright and airy, designed with unique half-circle windows that flood the rooms with sunlight. Outside, the property features a neatly presented yard with secure fencing and a handy garden shed for extra storage, making this approximately 390m<sup>2</sup> allotment ideal for young families, retirees, or investors. With its ideal location, thoughtful design, and appealing amenities, this home is a true gem.