

**47 Glendenning Street, Canadian, Vic 3350**



**House For Sale**

Thursday, 17 August 2023

47 Glendenning Street, Canadian, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

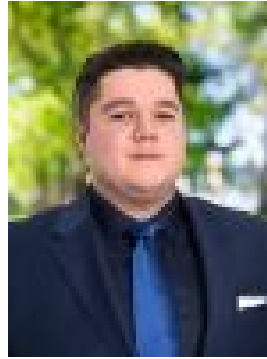
**Parkings: 2**

**Area: 629 m2**

**Type: House**



Shane O'Brien



James Mangan  
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**\$549,000 - \$579,000**

Stepping into this picturesque abode, you are immediately greeted by aesthetics to complete your country style living dream. Boasting a charming blend of light, warmth, and character, this home on a 629m<sup>2</sup> (approx.) block is comprised of three bedrooms, one of which features free-standing robes, and a renovated bathroom adorned with porcelain tiles and a full bathtub. The Country style kitchen is a sight to behold, featuring stainless steel appliances, Tasmanian oak bench tops and a designer porcelain embossed tile splashback for that quintessential French cottage feel. Adjacent to the kitchen is an open plan living room, complete with a gas log fire and split system, and French doors leading to an undercover timber deck - a perfect spot for entertaining. From the deck, one can enjoy the sight of established manicured gardens to create the most peaceful of environments. This delightful residence is an embodiment of comfort and convenience, with polished floorboards gracing every corner, adding to the home's warmth and charm. The living room is a standout feature of the home, with its high ceiling adorned with a large timber beam. Installed mirrors enhance the overall atmosphere of the space, while the ballet barre provides ample opportunity for creative expression. For those who work from home, a private garden office/studio awaits, fitted with quality fixtures, hardwood flooring, and a split system, providing a haven for productivity and creativity. The property also boasts a children's cubby house, garden shed, and an additional shipping container for extra storage, all adding to the functionality of the home. Located on a serene one-way street adjacent to the Canadian Lead Primary School, this property offers the perfect combination of peacefulness and accessibility. A host of popular destinations are within easy walking distance and In addition, the Ballarat CBD is conveniently located just 2.5 km away, providing quick access to a range of amenities. If you are seeking a tranquil haven where you can relax and immerse yourself in nature, this character-filled home boasts an inviting energy and flow, creating a warm and welcoming atmosphere that will make you feel right at home. Don't miss out on the chance to make this charming property yours. (Photo ID is required at all open for inspections) At YPA Ballarat "Our Service Will Move You". **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor/agent and agency.