

**47 Neway Avenue, Delacombe, Vic 3356**



**House For Sale**

Thursday, 25 April 2024

47 Neway Avenue, Delacombe, Vic 3356

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 697 m2**

**Type: House**



Jo Thornton  
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**\$678,000 - \$745,000**

Situated on a generous allotment of approx. 697m<sup>2</sup>, is this brilliantly designed and spacious four bedroom, three living home, perfect for the whole family or those needing a little more room to move. Location is everything with this property being just 800 meters to the Delacombe Town Centre so within easy walking distance and offering Movie Theatre, Cafes, Woolworths Supermarket, K-Mart, Bunnings, Tyre Auto and Service Centre, Bakery, Butcher, Medical Centre, specialty shops and more! Everything you need is all within a short stroll, not to mention public transport, schools, and 10 minutes to the Ballarat CBD, Train Station and Lake Wendouree. The home comprises a generous master bedroom with luxurious ensuite and oversized walk-in robe as well as a front formal lounge that would make an ideal parents retreat. At the rear of the home you will find a further three queen bedrooms all with BIRs sharing a third living zone perfect for the kids' retreat along with a central main bathroom with separate toilet. The heart of the home offers a central space for the whole family to come together and features a dining space with study nook, carpeted living zone and a well-appointed kitchen including 900mm gas cooktop and electric oven, dishwasher, double sink and family sized walk-in-pantry in fitting with size and scale of this family home. The home is complete with laundry, linen storage, ducted central heating throughout, and direct internal access from the double garage with remote access. Externally the home features through access to the rear from one side of the double garage, an undercover entertaining zone overlooking the expansive rear yard with further scope to really make this space your own. There is ample room for the kids and pets to roam around, additional shedding (STCA), or a low maintenance garden to maintain as is, the choice is yours. This home is positioned in an enviable location and offers size and space for the entire family both inside and outside, which is incredibly hard to find in a modern setting. Homes of this size, scale and calibre walking distance to all amenities don't come up often so don't hesitate. Contact the exclusive listing agent Jo Thornton 0409 356 478 today to arrange a viewing. I look forward to seeing you at this incredible property soon so you can see for yourself all that is on offer.