

**509 Richards Street, Canadian, Vic 3350**



**House For Sale**

Tuesday, 19 March 2024

509 Richards Street, Canadian, Vic 3350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Dean Parish  
0490382264

**\$590,000**

Functional and stylish is this 3-bedroom, 2-bathroom family home. Perfectly situated on an elevated block in a tranquil setting, surrounded by established homes. So private yet so convenient, just 5 minutes to supermarkets, chemists, childcare, schools, café's, takeaway food outlets, restaurants, and everything else offered by the Ballarat Central shopping district. You will also have easy access to the Western Highway. This home offers three generously sized bedrooms, with built in robes in two and the master bedroom with walk-in robe and ensuite. The kitchen is well equipped with stainless steel appliances, dishwasher, plenty of bench and preparation space and walk in pantry. The centrally located open plan dining/kitchen/living space with raked ceilings is light filled and provides access to the outdoor area making an ideal place to entertain family and friends. The family bathroom includes a separate shower and great sized vanity. You will be comfortable all year round with central heating, split system cooling and ceiling fans in all bedrooms. Outside you will find Solar panels on the roof, the undercover outdoor area and separate entertaining space with fire pit. There is also a water tank. The double lock up garage situated at the front of the home with remote roller door provides direct access into the home. Call Dean Parish on 0490 382 264 to arrange an inspection.