

# 9 Kimball Street, Smythes Creek, Vic 3351

## House For Sale

Wednesday, 12 June 2024

9 Kimball Street, Smythes Creek, Vic 3351

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tim Allen  
0353311111



Ebony Simeoni  
0439508146

**\$530,000 - \$560,000**

Perfectly positioned on a quiet street and only moments from DTC, this modern, near-new family home offers a convenient, low maintenance lifestyle at an affordable price, with Bunnings, Dan Murphy's, and more available at your fingertips. • Master bedroom offers a WIR and ensuite • Three additional bedrooms with BIRs • Family bathroom features a bath and separate toilet • Kitchen boasts modern stainless-steel appliances and stone benchtops • Open-plan living and dining space opens out to the undercover alfresco area • Private, secure and low maintenance 395m<sup>2</sup> (approx.) landscaped allotment • DLUG with remote roller door and direct access • Investors enjoy the tax depreciation benefits of a near-new property Why wait and go through the headaches of building when you could buy a modern, established, family home that is less than 12 months old? Whether you are investing, downsizing or looking for your first home, this one ticks all the boxes. Call today for more information. Ballarat's Best-Selling Team