

7/322 Clayton Street, Canadian, VIC, 3350

Doepel Lilley+Taylor
Real Estate. Est. 1888

Townhouse For Sale

Wednesday, 25 September 2024

7/322 Clayton Street, Canadian, VIC, 3350

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

Lake Esmond tranquility! 3BRS+ 2 living spaces - 6 min to CBD

Experience the perfection of tranquillity on the Lake Esmond Reserve and Botanical Gardens in popular Canadian. Be encapsulated by beautiful leafy scenery with sensational private rear access. This exceptional and immaculately presented three bedroom townhouse is just under 6 mins approx. to Ballarat's CBD. An ideal package for home buyers or investors alike.

Extended over two contemporary designed levels with the main living zone downstairs, the natural light streams through every window enhancing the modern design elements throughout. The ground floor includes a built in study nook, a large walk in storage room, storage cupboard and a powder room alongside the laundry. The stylish kitchen is equipped with a corner pantry, stainless steel appliances, dishwasher, gas cook-top and electric oven and seamlessly connects to the dining area plus large sliding doors outside to the undercover veranda leading to the courtyard and low maintenance, securely enclosed yard; perfect for everyday living and entertaining guests. The separate living room allows lovely views from all angles and a staircase leads to the upstairs hub where you will find three generously sized bedrooms fitted with built in robes. Two of the bedrooms including the master suite allow superb balcony access showcasing picturesque views of the surrounding landscape and both connect directly to their own ensuite bathrooms with external access affording unparalleled convenience. One is fitted with a shower and a bath, and the other a toilet and a shower plus there is a second separate toilet.

Offering the perfect blend of style and comfort, and enhancing this property's appeal for a convenient lifestyle you will find an upstairs a sitting room/retreat equipped with a large built in cupboard, central heating throughout the entire home with the addition of evaporative cooling upstairs, an architecturally designed undercover entry into the front foyer with a designated space for coats/footwear plus secure parking via a remote operated double garage leading through the front fenced yard to the patio entrance.

A desirable, unique living environment that will create a lasting impression for all buyers! Enjoy parkland and walking tracks, an adventure playground, do a spot of fishing and within easy walking distance to some great local restaurants and attractions plus commuting is a breeze!. This immaculate property will not disappoint book your inspection today with Matt.