

**512 Richards St, Canadian, VIC, 3350**



**House For Sale**

Tuesday, 19 November 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Stunning Family Home in Tranquil Canadian Pocket

Nestled in a serene and picturesque pocket of Canadian, this stunning home epitomizes ideal family living with its thoughtfully designed floor plan and exceptional storage innovations. Spanning approximately 711m<sup>2</sup>, this property offers an abundance of space and comfort in a beautiful natural setting, catering to the needs of a modern family lifestyle.

### Property Features

- \* Four generously sized bedrooms the master with ensuite, walk-in robe and dressing room
- \* Keyless and fingerprint entry.
- \* Three distinct living zones
- \* Large formal living area
- \* Open-plan kitchen, meals, and family area with high-end fixtures and fittings
- \* Expansive kitchen with smart storage solutions and state-of-the-art appliances
- \* North-facing windows flooding the family area and meals area with natural light
- \* Third living area perfect for a kids' playroom, teenage retreat, or rumpus room
- \* Family-sized bathroom with modern fixtures and a separate shower and bathtub
- \* Laundry room with an abundance of storage
- \* Zoned central heating and an evaporative cooling system
- \* Undercover alfresco area with Cafe Blinds for hosting family and friends
- \* Low-maintenance rear yard with small workshop
- \* Large solar system reducing energy costs and promoting sustainability
- \* Double lock up garage with remote roller door provides direct access into the home.

So private yet so convenient, just 5 minutes to supermarkets, chemists, childcare, schools, cafe'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, Ballarat Wildlife Park, Sparrow Ground Recreational Park and walking tracks.

Call Dean Parish on 0490 382 264 to arrange an inspection