**ADDRESS: 8/912 Geelong Road, Mount Clear**

**HEADING: Spacious, Private and Perfectly Positioned in Mount Clear**

**SCRIPT:**

Perfectly positioned in the sought-after suburb of Mount Clear, this inviting home sits just moments from scenic parklands, Canadian Lakes, public transport, and Midvale Shopping Centre. With easy access to Sovereign Hill and the Ballarat CBD, everything you need is right at your fingertips.

Privately nestled in the back corner of a thoughtfully designed townhouse complex, this charming property offers the space and feel of a standalone home on its own generous 526sqm block. Step inside to discover a warm and welcoming interior featuring two spacious living zones — a cosy formal lounge with carpet underfoot, and a light-filled open-plan kitchen, dining and living area with tiled floors, creating the perfect hub for everyday living and entertaining.

The home boasts four well-sized bedrooms and two bathrooms, including a master suite complete with walk-in robe and private ensuite. Bedrooms two and three are tucked away at the rear of the home, flanking a central family bathroom and functional laundry.

Step outside to a truly impressive outdoor entertaining area — a fully enclosed, decked alfresco with zip-track blinds and a sliding door that opens to a spacious backyard. Whether hosting friends under cover or gathering around the feature fire pit area, there’s no shortage of spaces to relax and entertain. The yard also offers a garden shed, ample room for kids and pets, and low-maintenance landscaping.

Comfort is ensured year-round with gas central heating and two split system air-conditioners, while the single-car remote garage adds practicality to the package. If you're looking for low-maintenance living with the benefits of space, privacy, and a prime location — this one is not to be missed.

Price: **$520-$550K**

Contact: - Peter Burley

Second Agent: - Anish Babbar

Bed – 4

Bath – 2

Living – 2

Garage – 1

Land size – 526m2