



### 35 Waller Avenue Newington VIC

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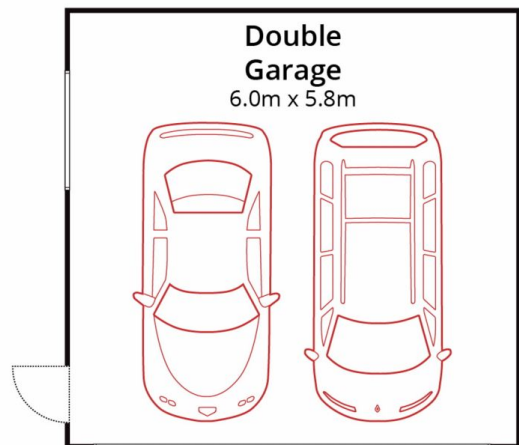
Positioned in a quiet leafy street in sought-after Newington, this three-bedroom brick veneer home has been tastefully updated with low maintenance and eco living in mind. Set on approx. 668m<sup>2</sup> and within walking distance to primary and secondary schools, Lake Wendouree, Victoria Park, public transport and Pleasant Park shopping centre, this opportunity won't last long. The home has been well cared for and comprises three bedrooms, two with BIRs and ceiling fan in master, central bathroom with separate shower and bath, and separate toilet. Spacious living and an abundance of natural light are the real features of this home, with large windows bringing the outside in from every aspect. Open plan kitchen and dining with adjoining large living at the front complete with split system, and a second large lounge at the rear leading out to the low maintenance rear y ...

**Price** : \$ 670,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/newington/residential/house/6782591>



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Approx Land Area 670m<sup>2</sup>



Whilst [bwm.com.au](http://bwm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**35 Waller Avenue, Newington**

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