



### 23 Oak Street Wendouree VIC

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Set on approx. 671m<sup>2</sup> in a quiet area of Wendouree, within walking distance to Ballarat Grammar, quality primary schools, Howitt Street shopping precinct, Stockland shopping centre, train station and Lake Wendouree.

Comprising four incredibly generous sized bedrooms all with BIR (freestanding that can be included in sale), central updated bathroom with separate toilet, open plan kitchen, living and dining and separate sunroom/mudroom incorporating laundry. The original kitchen is in excellent condition and offers great storage. The home offers gas heater and split system in lounge, as well as wall heater in the wide hallway for year-round comfort. Offered to the market for the first time in 50 years, this quality home in brilliant location is an absolute must see. Externally is a large rear yard with established gardens, single carport

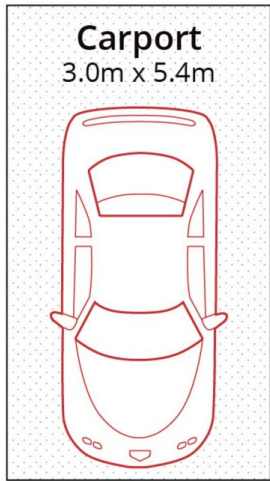
**Price** : \$ 550,000

**Land Size** : 671 sqm

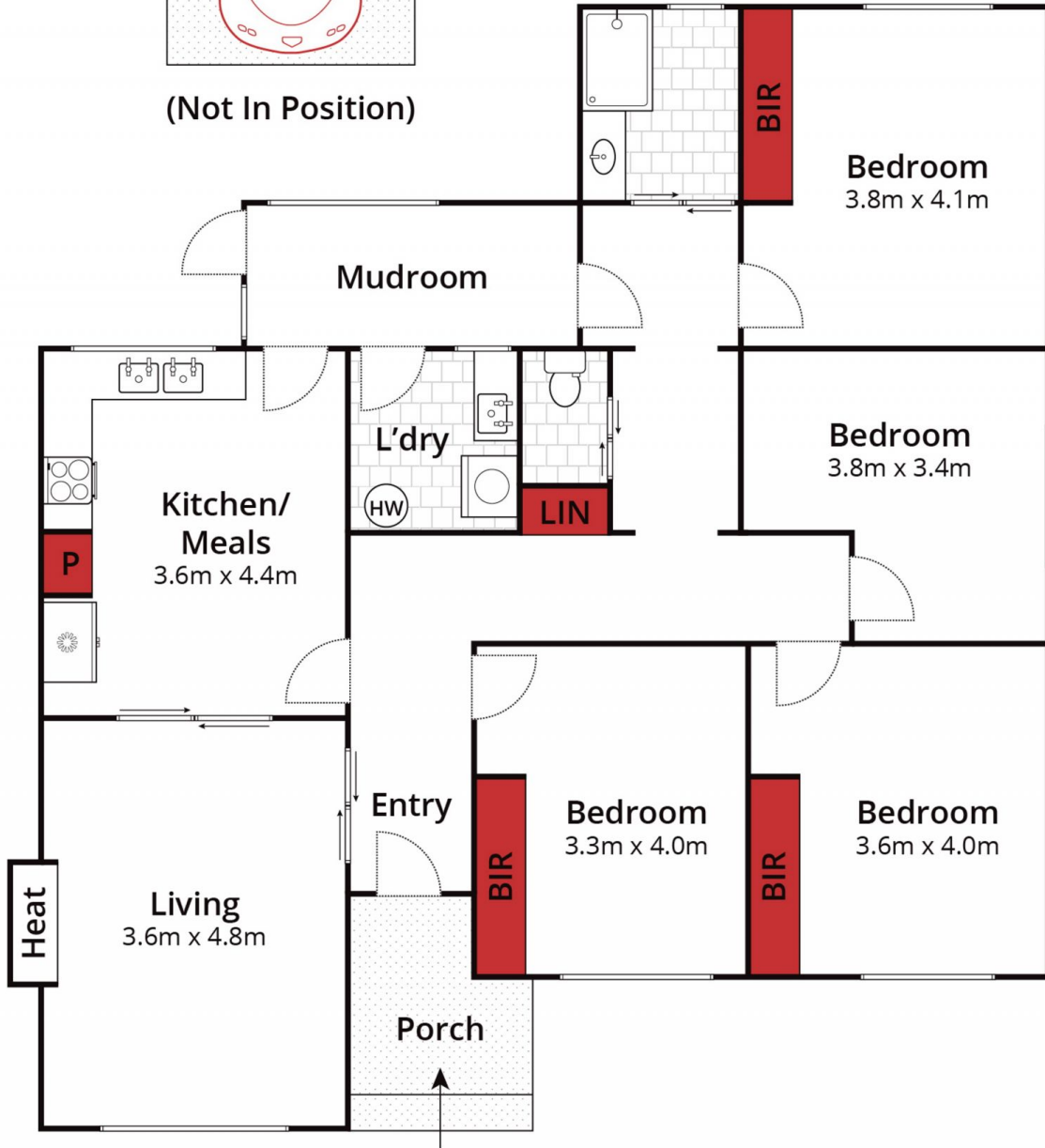
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/6906555>



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(Not In Position)



Approx House Area 129m<sup>2</sup>

Approx Land Area 671m<sup>2</sup>



Whilst [bwrn.com.au](http://bwrn.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.

**23 Oak Street, Wendouree**

