



**1 Beech Avenue Wendouree VIC**

3 1 1

This newly renovated three bedroom property is situated on a quiet street directly across the CE Brown Reserve and is within proximity of the iconic Lake Wendouree and bustling Howitt Street for all your shopping, medical and dining essentials. The lucky purchaser will also enjoy easy access to Mars Stadium, a dog park and schools. The North facing aspect of the property drenches the living area and main bedroom with light and natural warmth. The home has a new open kitchen with soft-closing cabinetry, large open living/meals and family room, three bedrooms all fitted with built in robes, bathroom with separate shower and bath, laundry room and secure parking. All rooms aside the laundry have gas central heating and the home has been improved with newly fitted carpet. There is also a two room bungalow at the rear of the property effectively providing a fourt ...

**Price** : \$ 595,000  
**Land Size** : 630 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/6956604>



**Dominic Morrison**  
 5331 2233  
 0409 557 461



**Mitchell Burgess**  
 03 5331 2233  
 0458019897

1 Beech Ave Wendouree



This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2022 for Ballarat Real Estate.



Contact: Dominic Morrison 0409 557 461

