



## 10 Edwards Crescent Wendouree VIC

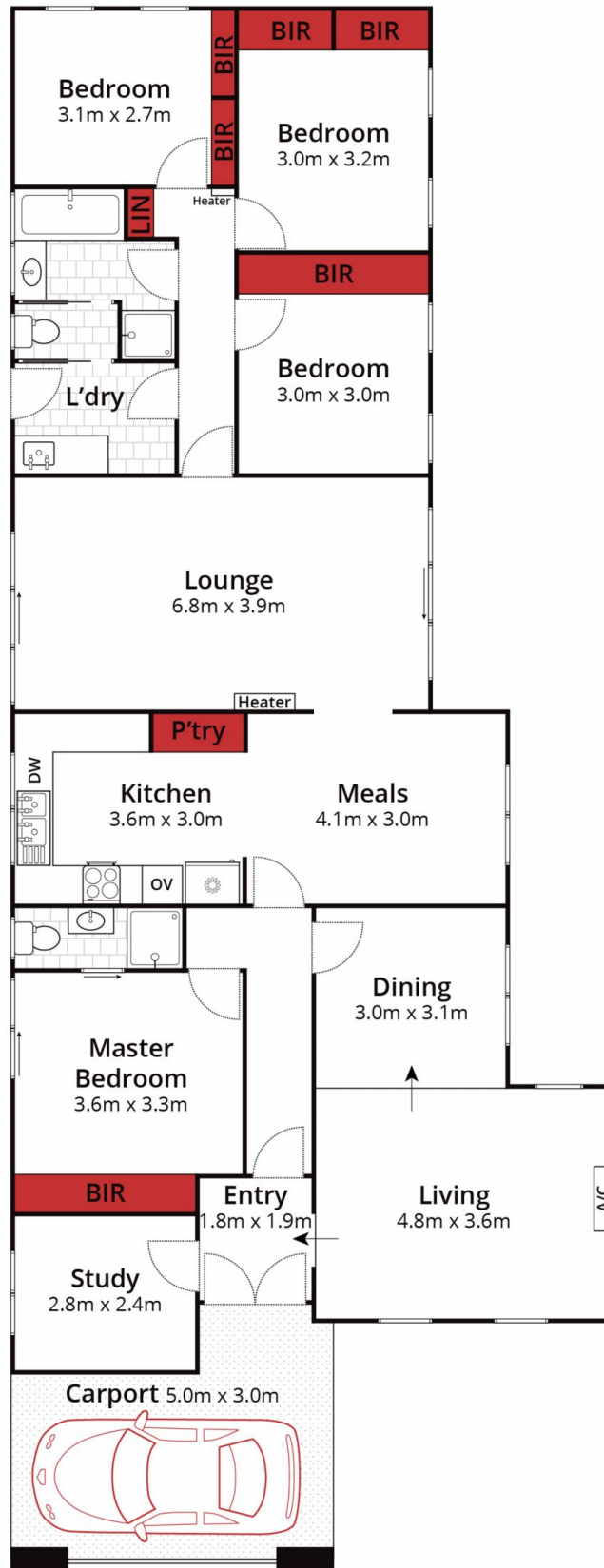
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This solid brick home is in a fantastic location in a quiet pocket of the ever-popular Wendouree. Close to major shopping centres, sporting facilities, schools and only minutes from the CBD. This is an ideal family home featuring four generous size bedrooms, master with ensuite and all with BIRS. You will enjoy three spacious living areas flooded with natural light, an open dining area with a well-appointed kitchen and new electric cooktop, dishwasher and ample storage. The family bathroom includes separate toilet, shower, bath and vanity. Outside you will find a lovely low maintenance backyard with plenty of room to move. Added features of the property are gas heating and split system air conditioning for year-round comfort. Properties like this do not last long so be quick to book your private inspection with the exclusive listing agent Tash Guinea 0439 83 ...

**Price** : \$ 485,000  
**Land Size** : 686 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/6971510>



**Tash Guinea**  
**03 53312233**  
**0439 831 058**



Approx House Area 147m<sup>2</sup>  
Approx Land Area 686m<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.

**10 Edwards Crescent, Wendouree**

**Ballarat**  
Real Estate

