



**6/1108 Howitt Street Wendouree VIC**

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Located less than 1m from Lake Wendouree, close to Secondary, Primary and Preschool education is this quality two-bedroom home. Provides close access to public transport and is just walking distance to Stockland Wendouree shopping center. Inside you will be impressed by the spacious living area that leads into an open kitchen area with no shortage of cupboard and bench space. The complex enjoys heating for those cold winter days. The home accommodates two generous sized bedrooms with built in robes. It is rare you'll find a quality two-bedroom unit like this in Ballarat with great rental return. Be quick.

**Price** : \$ 304,000  
**Land Size** : 168 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/unit/6971515>



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