



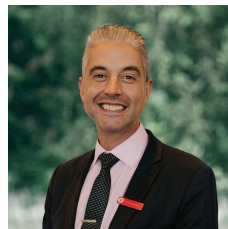
5 Violet Grove Wendouree VIC

3 1 2

Positioned in a quiet street with limited through traffic in popular Wendouree is this neat and tidy low maintenance home. The location is convenient to Stockland Wendouree, schools and Wendouree Train Station. The home consists of three good sized bedrooms, large lounge with gas heating and reverse cycle air conditioning, kitchen with attached meals area, updated bathroom large shower and full laundry. Outside you have a spacious 788m2 (approx.) block offering the potential of subdivision (STCA). The remote control lock up garage or a workshop and has power and concrete floors. This is a rare opportunity to secure a well maintained home on a big block in booming Wendouree. The exclusive listing agent John Nihill looks forward to meeting you at another busy Ballarat Real Estate open home.

Price : \$ 410,000

View : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7052926>



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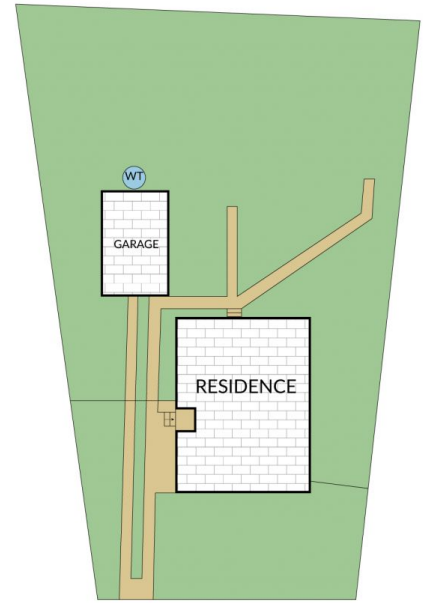
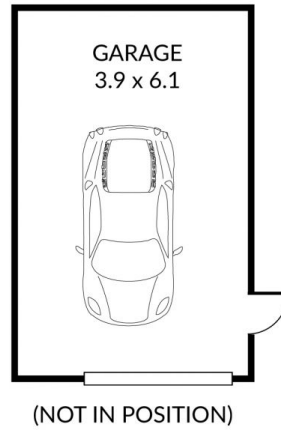
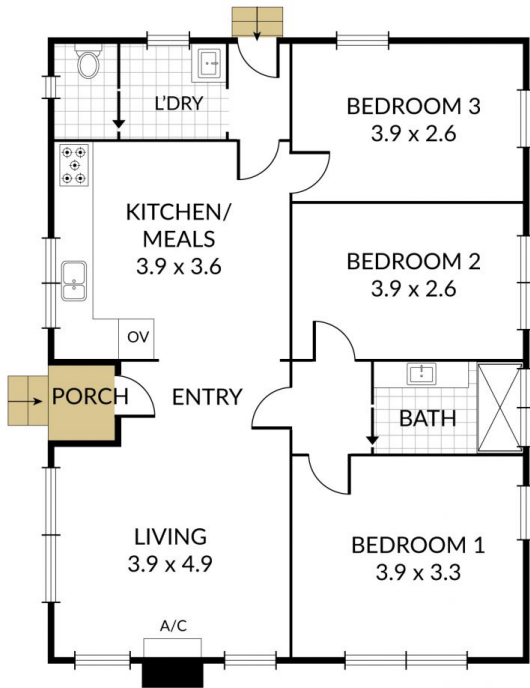
Internal 108m² External 680m² Total 788m²

5 Violet Grove, **Wendouree**



3 x 1 x 1 x

NORTH



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.