



### 5 Conan Street Wendouree VIC

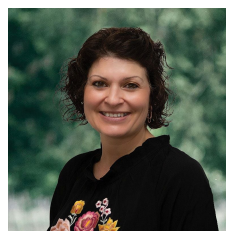
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Positioned on a large block of around 727m<sup>2</sup> (approx) in popular Wendouree within minutes to Lake Wendouree, Mars Stadium, Howitt Street shopping and Ballarat Grammar is this attractive brick veneer home. This location has it all with everything you need at your fingertips while remaining in a nice quiet street. The home consists of 4 bedrooms, two with BIRs, separate study, two central bathrooms, an updated open plan living/ dining area filled with natural light and bonus separate living area. There is a modern kitchen with stainless steel appliances, gas cooktop and plenty of bench and storage space. The house is serviced by gas central heating and ducted air conditioning providing all year comfort. Outside you will find an undercover deck area providing a great entertaining space that overlooks a low maintenance well established garden with the inclusio ...

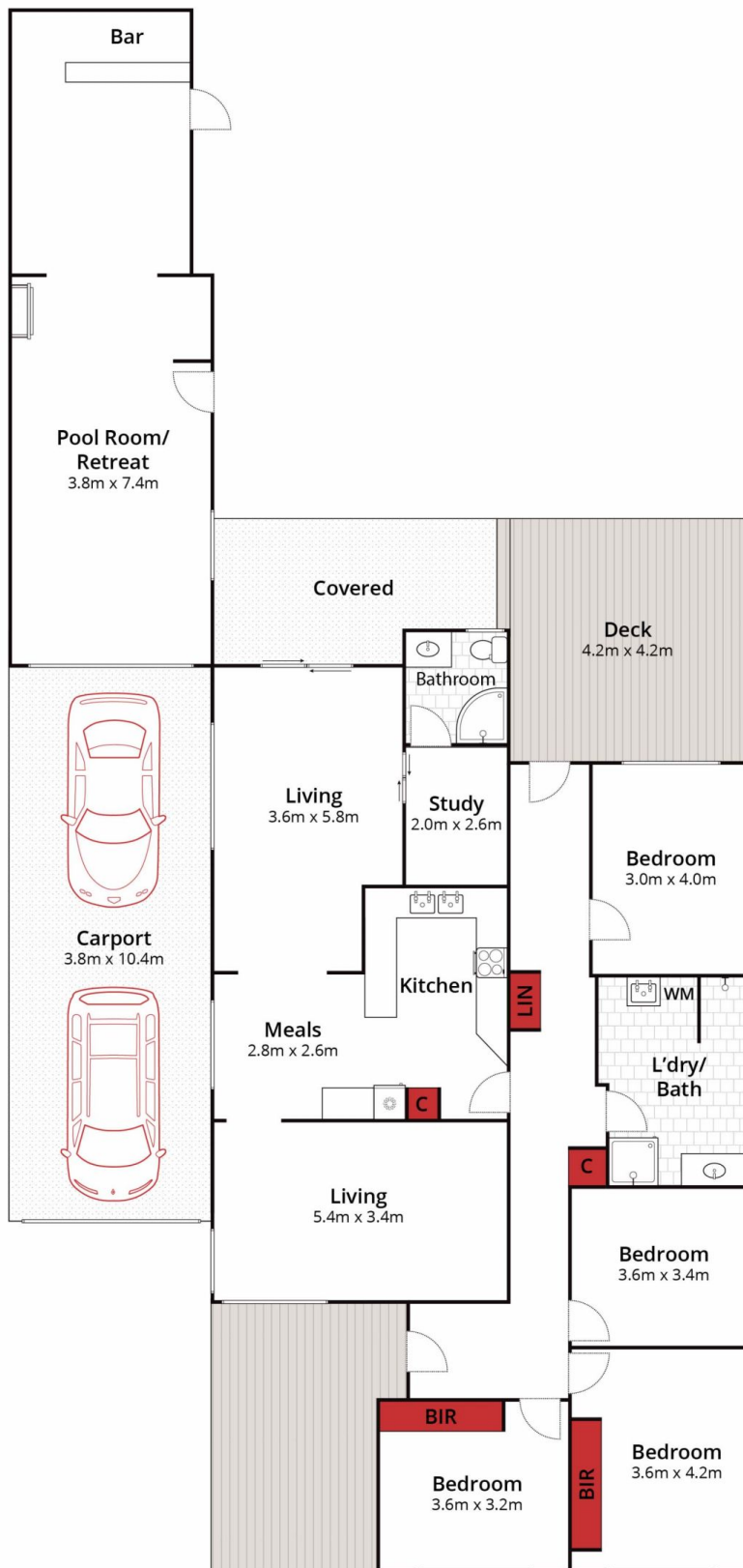
**Price** : \$ 560,000

**Land Size** : 727 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7229110>



**Tash Guinea**  
03 53312233  
0439 831 058



Approx House Area 200m<sup>2</sup>

Approx Land Area 726m<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.

## 5 Conan Street, Wendouree