



### 73 Wattle Avenue Wendouree VIC

3 1 2

Situated close to Stockland Wendouree, Lake Wendouree, Train Station, Ballarat CBD and the Western Freeway is this brilliantly located three bedroom home. Positioned on a generous allotment of approximately 594m<sup>2</sup>, the property offers a large yard for a family or potential for further development (STCA). The house has a large living area that enjoys plenty of natural light, spacious kitchen and meals area, three good sized bedrooms and a centrally located bathroom. Externally, you will find a large double lock up garage, shedding and backyard access through lock up gates. Other features of this home include sun blinds, gas heating, ample storage, separate toilet and full laundry. This one is sure to be popular so contact Lachlan Sylvia for more information today.

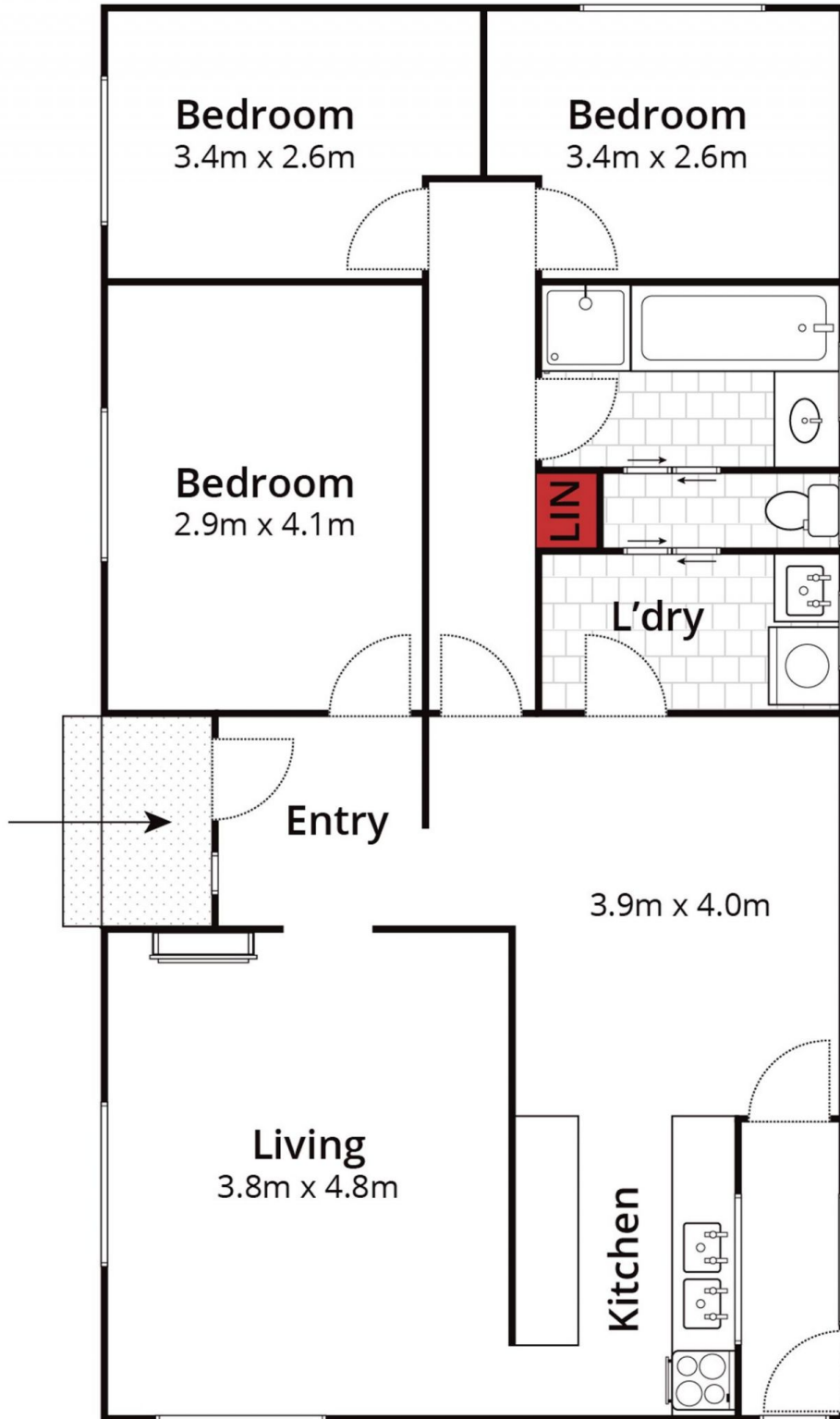
**Price** : \$ 360,000

**Land Size** : 594 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7342948>



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Approx House Area 93m<sup>2</sup>

Approx Land Area 594m<sup>2</sup> 🏠 3 🚿 1 🚗 0

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.

**73 Wattle Avenue, Wendouree**

