



## 22 Elinand Street Wendouree VIC

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This three bedroom brick home is positioned in a quiet street on an allotment of around 584m2 (approx). This location is desirable for it's proximity to public transport, parks and walking distance to a variety of schools. Inside you will find three well sized bedrooms equipped with built in robes. The kitchen is open to the dining area while there is a separate living space. The family bathroom comes with separate bath and shower while there is also a full laundry. The house is serviced by gas central heating and is also equipped with solar power for energy efficiency. Outside you have a good sized rear yard space and for parking there is a single lock up garage with workshop space. With such a good land holding this home would benefit from future developments, renovations or extensions (STCA). Be sure to make your enquiries now and come see the property fo ...

**Price** : \$ 400,000  
**Land Size** : 584 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7349572>



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