



### 59 Marie Crescent Wendouree VIC

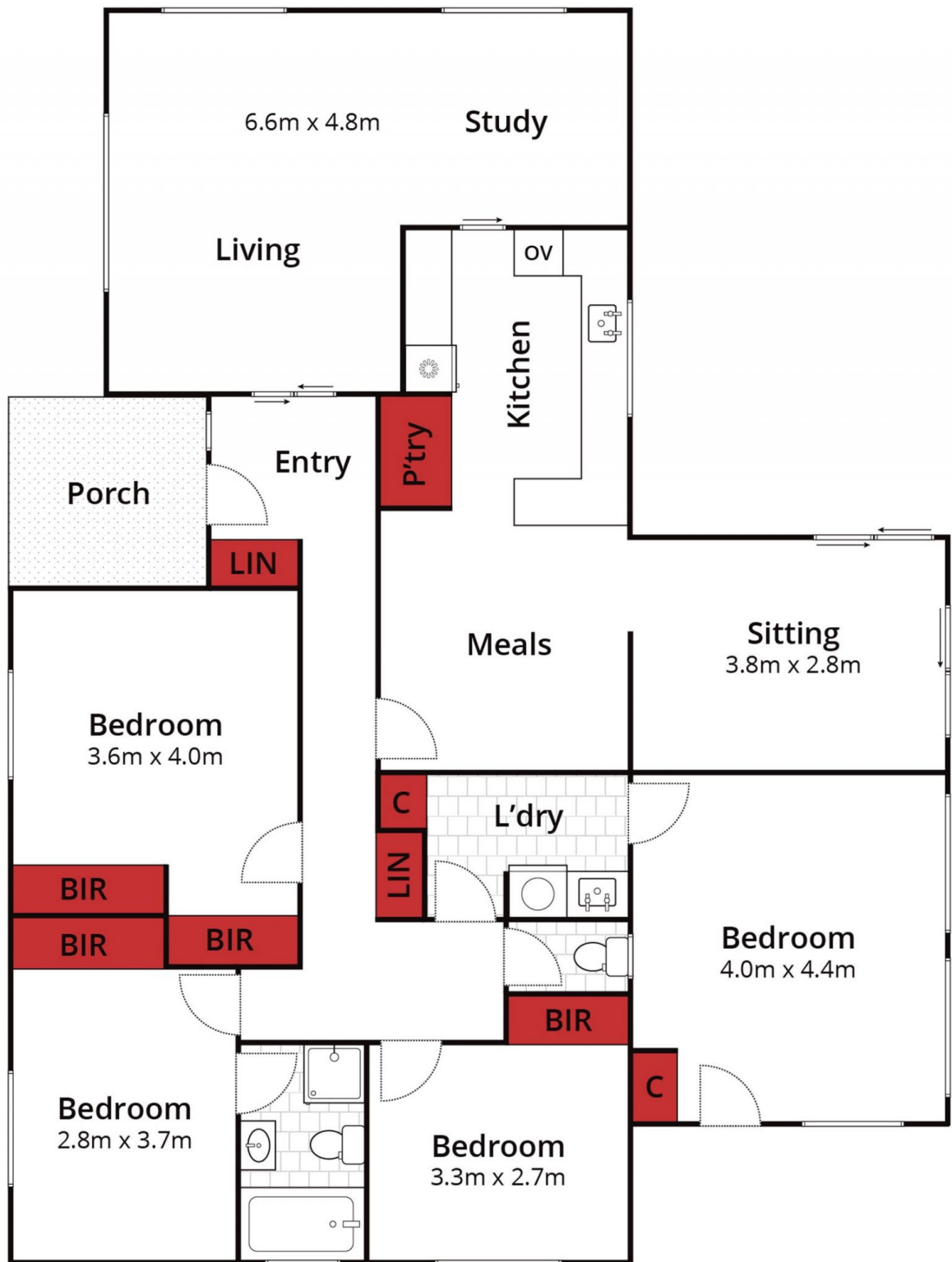
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This large family home, located in Wendouree with everything on your doorstep including schools, sporting facilities, public transport and only a short drive to Lake Wendouree, shops and easy access to the Western Freeway. This home consists of 4 Bedrooms and a study, 3 of the bedrooms with built in robes. The fourth bedroom could be used as another lounge/rumpus room or even an area to work for home. The 1 updated bathroom which offers shower, bath, vanity and toilet. There is also a separate toilet outside the main bathroom. the central kitchen which has also been updated with freestanding gas cooktop, oven & dishwasher which is adjoining the the meals area and second living room. Heating & cooling provide year-round comfort With gas wall heating units throughout and an air con unit in lounge area along with ceiling fans. At the rear of the home you will ...

**Price** : \$ 465,000  
**Building Size** : 157 sqm  
**Land Size** : 776 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7352221>



**Damian Larkin**  
03 53312233



Approx House Area 146m<sup>2</sup>  
Approx Land Area 776m<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.

**59 Marie Crescent, Wendouree**

Ballarat  
Real Estate

