



**13 Browns Parade Wendouree VIC**

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This three bedroom brick veneer home is positioned in a desirable part of Wendouree, holding a generous allotment of 726m2 (approx). This location is popular for it's proximity to everything the bustling Howitt street has to offer, including shopping, food outlets, public transport and the prestigious Ballarat Grammar School. The grand entrance has street appeal and is telling of the period design. Inside you will find three well sized bedrooms with built in robes, while the master has a walk in robe. The kitchen is spacious and opens to the large dining area, while a large living room provides a great space for the family to enjoy. There are also two family bathrooms. The house is serviced by gas central heating, a Rinnai heater and split system for all year round comfort. Outside there is a large rear yard for the kids to play and the dog to explore, while

**Price** : \$ 450,000  
**Land Size** : 726 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7368810>



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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2023 for Ballarat Real Estate.