



### 61 Willow Grove Wendouree VIC

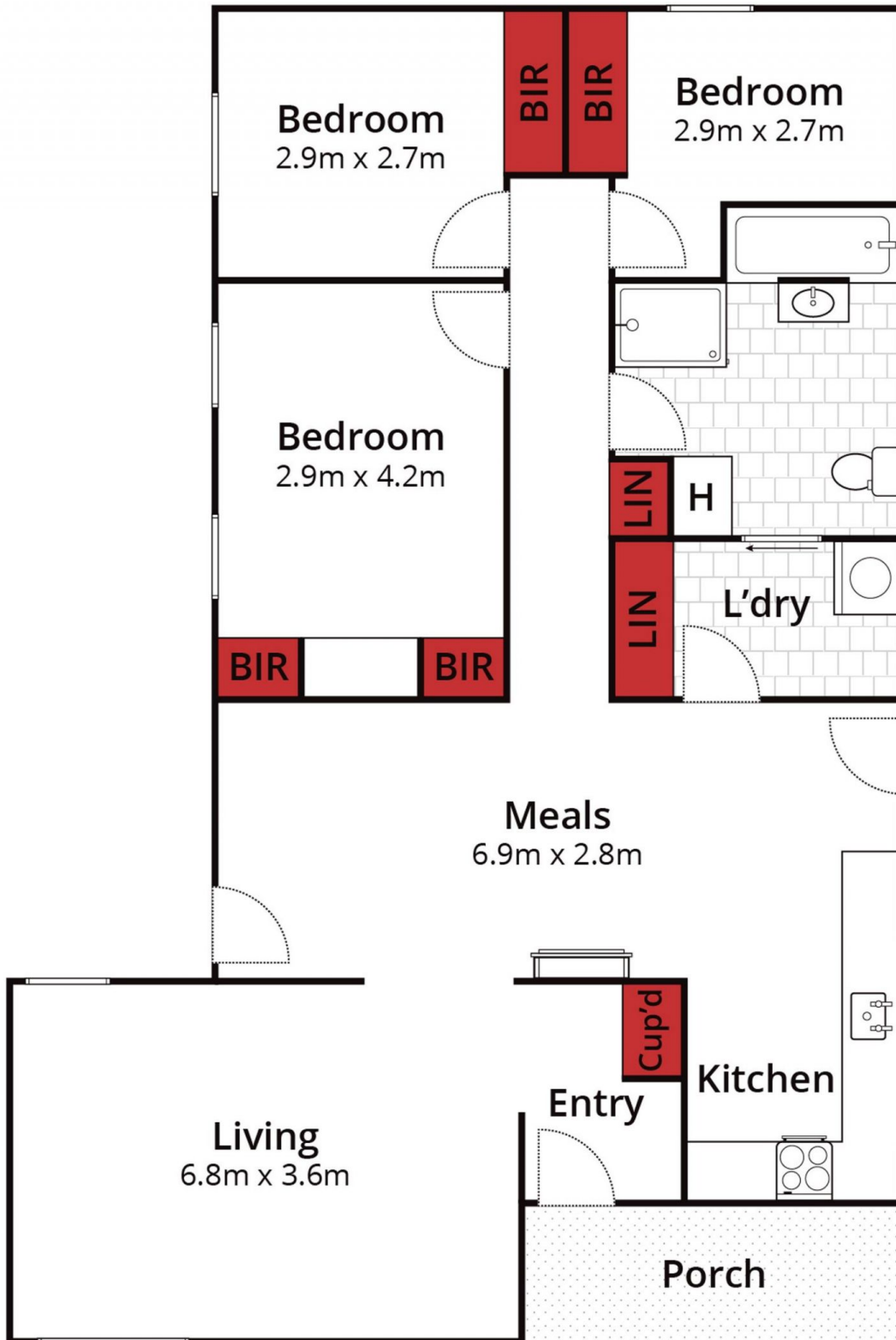
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This sturdy home on approximately 634m<sup>2</sup> is positioned a short walk to bus stops, schools and parkland reserve as well as just minutes from the Ballarat CBD, Lake Wendouree, shopping centres, train stations, and Western Freeway. The home's three bedrooms are all of very generous size and are serviced by a modern central bathroom with a shower, bath, and separate toilet. The home features a large living room upon entry which leads you through to the kitchen/ meals area. Along the hallway you will find 3 bedrooms which are all serviced by the bathroom. Other features include gas central heating through the floor, wood heater in the meals area, gas heater in the family room along with a single lock up garage and a good size, low maintenance rear yard. Contact Damian Larkin on 0417 088 755 to book your private inspection today.

**Price** : \$ 337,500  
**Land Size** : 634 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7379827>



**Damian Larkin**  
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Approx House Area 97m<sup>2</sup>  
 Approx Land Area 634m<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.

**61 Willow Grove, Wendouree**

