

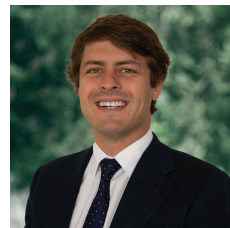


### 32 Burnbank Street Lake Wendouree VIC

3 1 2

Positioned on a corner block in the desirable Lake Wendouree suburb is this three bedroom home boasting an allotment size of 746m2 (approx). This location is popular for being mere minutes walking proximity to Lake Wendouree, cafes, popular schools, Ballarat Train Station and CBD. The cream brick veneer facade adds to the property's charm while the interior has seen quality updates. Inside you will find three generously sized bedrooms each equipped with built-in robes. The updated kitchen has plenty of bench space and is open to the dining area, while there is a separate formal dining room as well as a lounge with an open fireplace. The family bathroom has been fully updated and includes a separate bath and shower while there is also a full laundry. The property has central heating providing warmth in the colder months of the year. The rear yard has plenty of ...

**Price** : \$ 787,500  
**Land Size** : 746 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/lake-wendouree/residential/house/7404721>

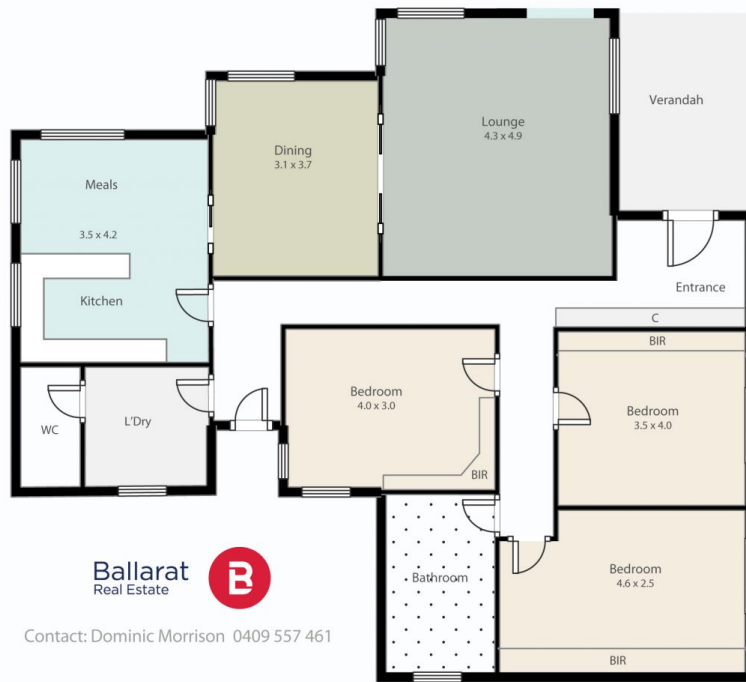


**Dominic Morrison**  
5331 2233  
0409 557 461



**Mitchell Burgess**  
03 5331 2233  
0458019897

## 32 Burnbank St Lake Wendouree



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