



13 Clematis Avenue Wendouree VIC

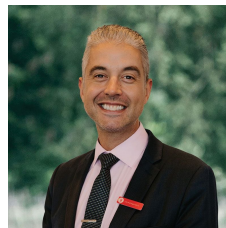
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Situated close to Stockland Wendouree, Lake Wendouree, Train Station, Ballarat CBD and the Western Freeway is this brilliantly located three-bedroom home. Positioned on a generous allotment of approximately 638m², and an approximate rental return of \$360 p/week the property offers a large yard for the family and pets to play. The house has been updated and features a generous living area that enjoys plenty of natural light, spacious kitchen and meals area, three good sized bedrooms and a centrally located bathroom. Externally, you will find a double carport and lock up garage/workshop with backyard access through lock up gates. Other features of this home include gas heating, split system heating/cooling, ample storage, separate toilet and full laundry. This one is sure to be popular so contact Jay Kalogerakis today.

Price : \$ 372,000

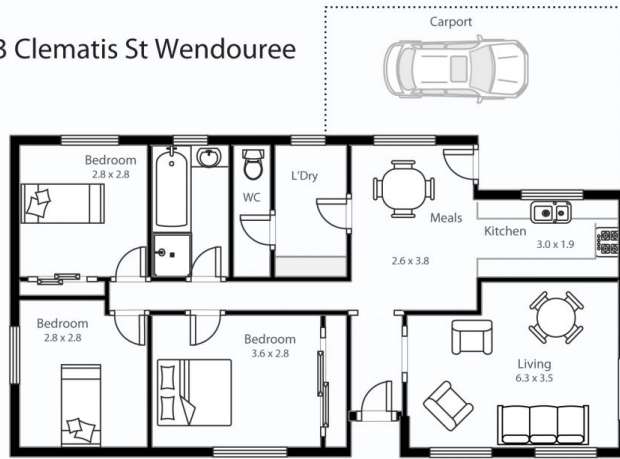
Land Size : 638 sqm

View : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7452566>



Jay Kalogerakis
03 53312233
0430200663

13 Clematis St Wendouree



Contact: Jay Kalorgorakis 0430 200 663

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