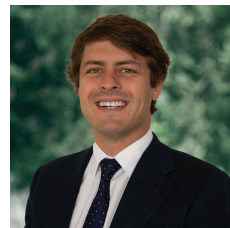


**1246 Grevillea Road Wendouree VIC**

4 1 1

This neat and tidy home is positioned close to Wendouree Train Station, schools and Stockland Wendouree. The location is popular as it offers an affordable opportunity for first home buyers and an exciting proposition with growth potential for investors. The home consists of a kitchen with attached meals area, large lounge with gas heater and air conditioning and four good sized bedrooms. The bathroom has separate shower and bath while there is a large mudroom, laundry and separate toilet at the back door. Outside you have a good sized enclosed yard and single lock up garage. This is a great value property that won't last long, the exclusive listing agent Dominic Morrison looks forward to meeting you at another busy Ballarat Real Estate open home.

**Price** : \$ 365,000  
**Land Size** : 622 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/view/ballarat-western-district/wendouree/residential/house/7485765>

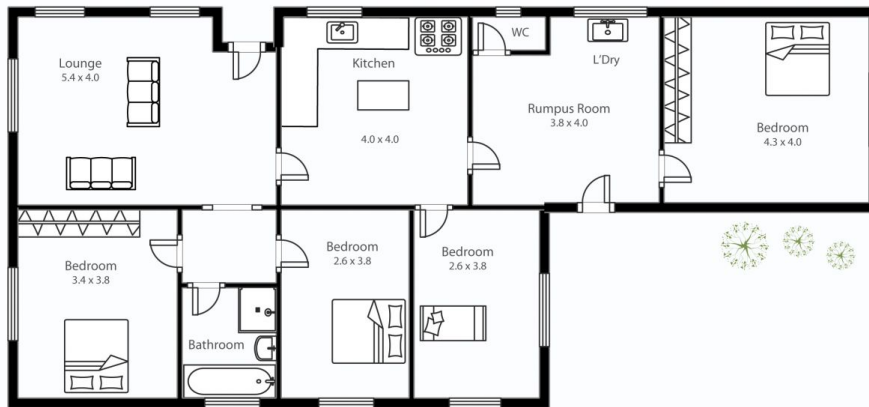


**Dominic Morrison**  
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## 1246 Grevillea Rd Wendouree



Contact: Dominic Morrison 0409 557 461

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