



### 31 Shaw Avenue Wendouree VIC

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This well-maintained home featuring four bedrooms, with the main bedroom offering a walk-in robe and ensuite bathroom. The remaining three bedrooms, of which all have good storage are serviced by the main bathroom. The house also includes two separate living areas, providing ample space for relaxation and entertainment. The kitchen is filled with an abundance of natural light and has a new central heating unit through the floor and a split system in the second living space. The property boasts a good-sized rear yard, which offers potential for outdoor activities and entertaining. Additionally, there is a double lock-up garage, and extra storage space in the form of a workshop attached to the garage. One of the many advantages of this location is its proximity to various amenities. The property is within walking distance to schools including Ballarat Grammar ...

**Price** : \$ 550,000  
**Land Size** : 655 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7575940>



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Approx House Area 193m<sup>2</sup>

Approx Land Area 654m<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.

**31 Shaw Avenue, Wendouree**

Ballarat  
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