



**10 Hotham Street Lake Wendouree VIC**

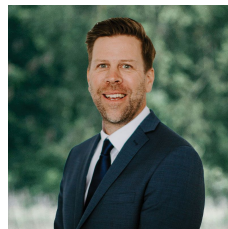
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A very short walk to Lake Wendouree, this Californian bungalow on a corner block has been cleverly redesigned and renovated.

The home offers the very best of Lake Wendouree living with easy access to the lake, cafes, public transport, hospitals and schools. Featuring two bedrooms, a study or third bedroom, two bathrooms and double carport this light filled home is sure to please. The open plan kitchen has stone benchtops and offers a sharp modern aesthetic. The open plan living area is complimented by large north facing bifold doors that open onto an alfresco area. The house is serviced by gas central heating, a split system centrally located and is impeccably maintained. There is also scope to extend (STCA) and add even more value to this Lake Wendouree property. This is a rare opportunity so be sure

**Price** : \$ 660,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/lake-wendouree/residential/house/7591336>



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