



### 3/4 Mauger Street Wendouree VIC

1 1 1

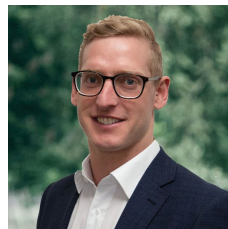
Welcome to this well-maintained one-bedroom, one-bathroom home located in the sought-after neighborhood of Wendouree. Offering a combination of comfort, convenience, and a desirable location, this property presents an excellent opportunity for first-time buyers, downsizers, or investors.

Upon entering, you'll appreciate the tidy and cozy living space that makes the most of its layout. The living area provides a comfortable retreat for relaxation and entertainment, with large windows that invite abundant natural light, creating a warm and inviting atmosphere.

The compact yet functional kitchen features ample cabinetry for storage and a convenient layout that maximizes efficiency. It offers everything you need to prepare delicious meals and enjoy the culinary experience. The well-sized bedroom provides a peaceful haven for rest

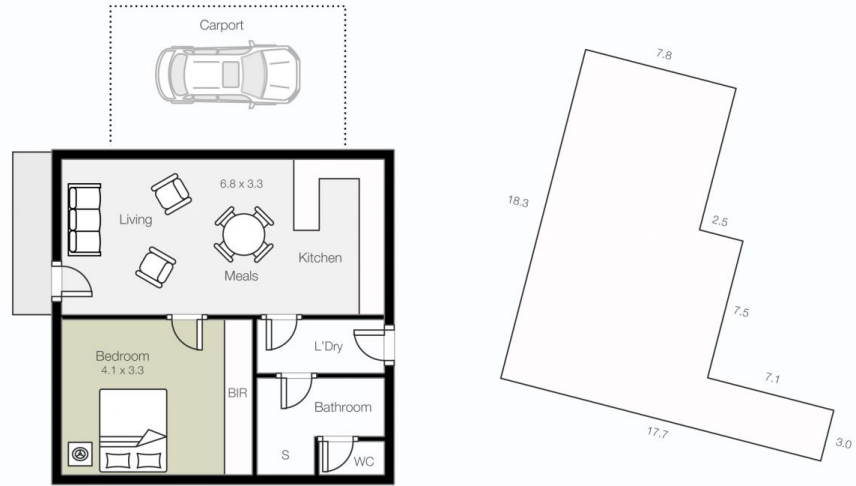
**Price** : \$ 220,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/unit/7591349>



**Mitchell Couch**  
03 53312233  
0423543023

# Unit 3 4 Mauger St **Wendouree**



Mitchell Couch 0478 049 401

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