



### 317 Dowling Street Wendouree VIC

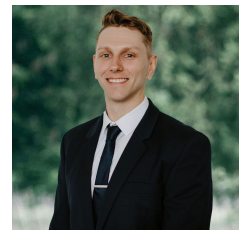
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Nestled in the heart of Wendouree, discover this charming brick veneer home on a spacious 624m<sup>2</sup> (approx) block. Convenience is at your fingertips with supermarkets, schools, sporting facilities, medical centers just a stone's throw away and with easy access to the Western FWY makes this great location to call home. As you approach the property, be captivated by the meticulously manicured front lawn, inviting timber front decking and convenient side access to the carport and rear garage secured behind lock-up gates. Step inside to find three generously sized bedrooms, each equipped with built in robes.. The open plan kitchen, dining and living area provide abundant space for the whole family, complete with a gas heater and split system for year round comfort. The kitchen itself boasts a stunning view of the backyard and features a 600mm gas 4-burner stove top ...

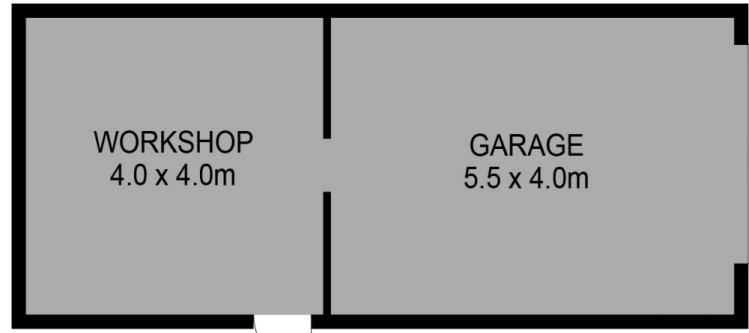
**Price** : \$ 485,000  
**Land Size** : 624 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7599787>



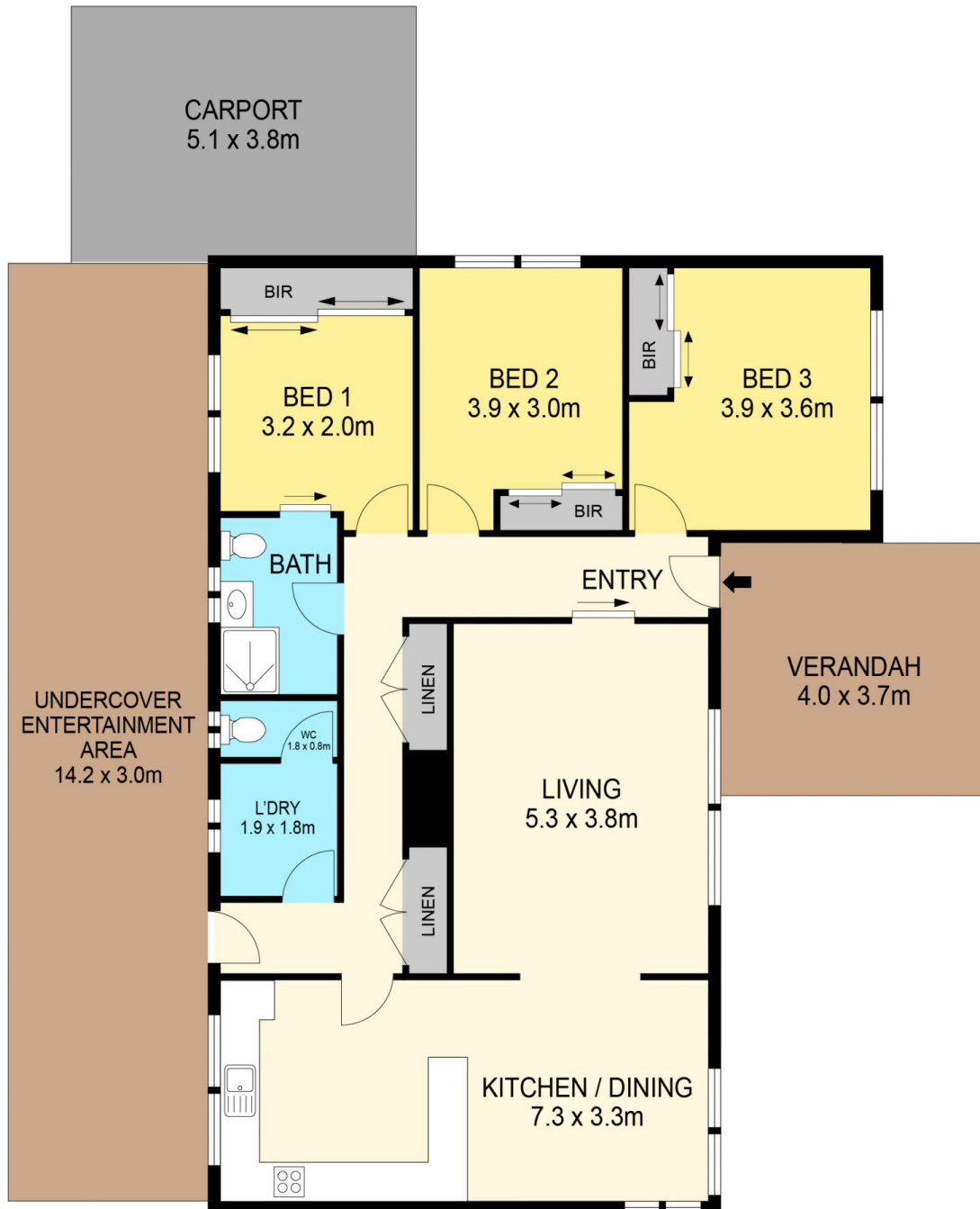
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(NOT IN POSITION)



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