



**35 Waller Avenue Newington VIC**

3 1 2

**BOOK YOUR INSPECTION ONLINE 24/7**

Click "Book an Inspection Time" to select a time that is suitable for you.

Alternatively, go to our website [ballaratrealestate.com.au](https://www.ballaratrealestate.com.au) and press the **BOOK INSPECTION** button to register for a time that suits you.

**View :** <https://www.ballaratrealestate.com.au/lease/vic/ballarat-western-district/newington/residential/house/8077790>

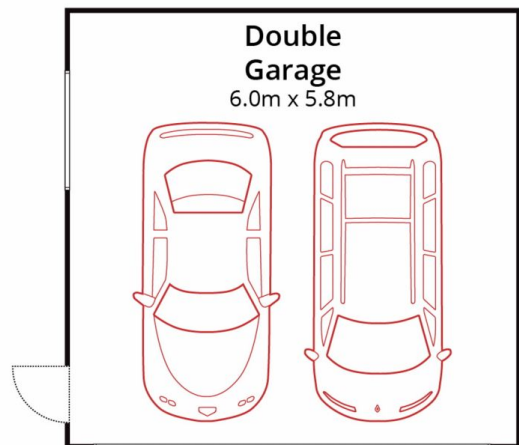
Positioned in a quiet leafy street in sought-after Newington, this three-bedroom brick veneer home has been tastefully updated with low maintenance and eco living in mind. Within walking distance to primary and secondary schools, Lake Wendouree, Victoria Park, public transport and Pleasant Park shopping centre. The home has been well cared for and comprises of three spacious bedrooms, two with BIRs and ceiling fan in master, central bathroom with



**Tiarra Lockwood**  
03 53312233



**Cooper Reid**  
03 5331 2233



Approx Land Area 670m<sup>2</sup>



Whilst [bwm.com.au](http://bwm.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.

**35 Waller Avenue, Newington**

**BALLARAT**  
REAL ESTATE