



## 156 Learmonth Road Wendouree VIC

3 1 2

This family home in Wendouree offers three spacious bedrooms, a large central living area, and an open-plan kitchen and dining space. The property boasts a recently updated main bathroom, kitchen, and flooring throughout. It is equipped with gas central heating and a split-system air conditioner in the dining area. Outside, you'll find a sizable fully enclosed backyard, along with a carport and single garage. Conveniently located near Stockland Wendouree, Wendouree Train Station, Lake Wendouree, and with easy access to the Western Highway.

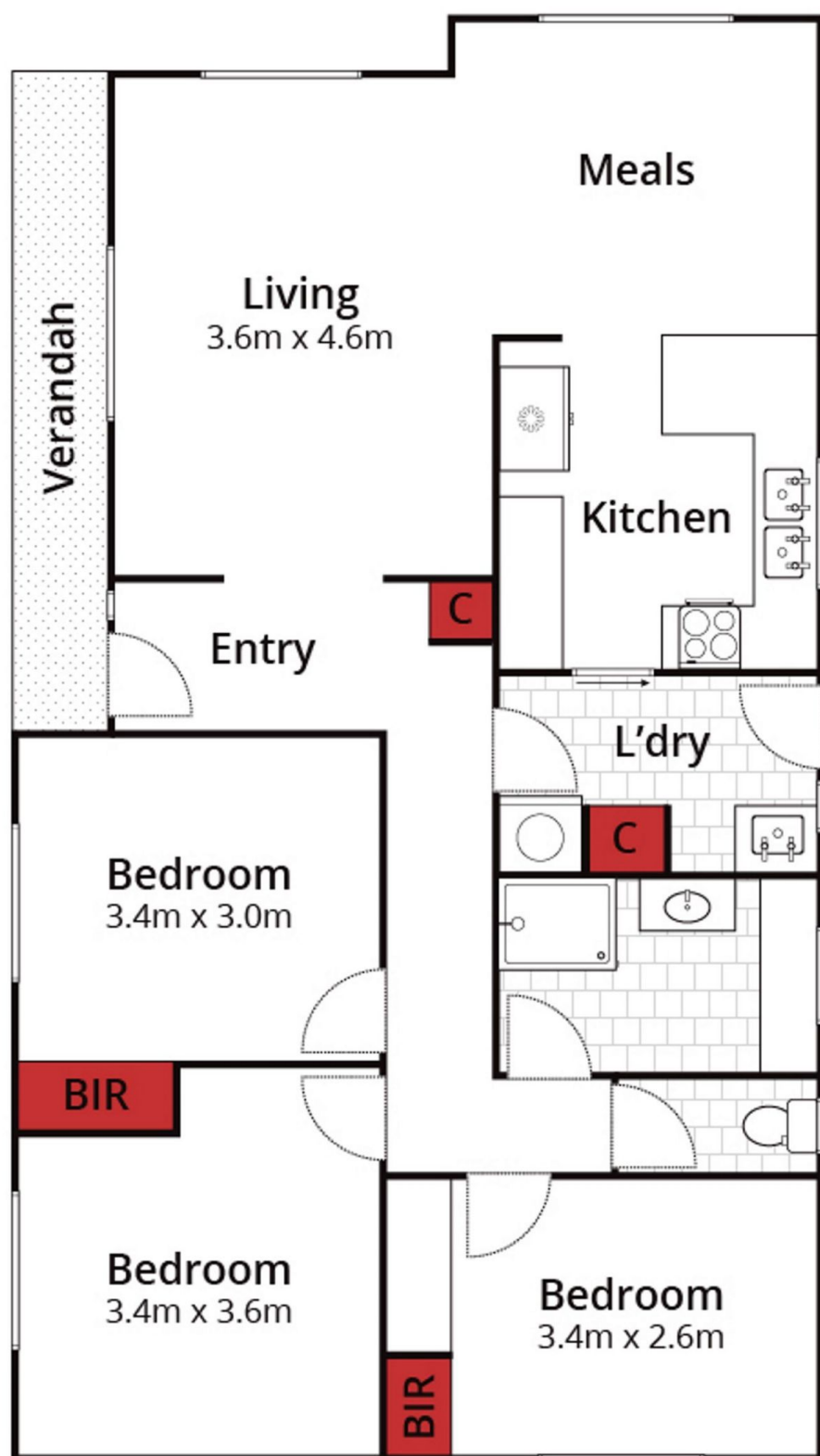
**Price** : \$ 405,000  
**Land Size** : 715 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/8101548>



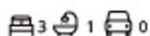
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Approx House Area 93m<sup>2</sup>  
Approx Land Area 715m<sup>2</sup>



Whilst 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.

**156 Learmonth Road, Wendouree**

**Ballarat**  
Real Estate

