



## 22 Burnbank Street Lake Wendouree VIC

4 3 3

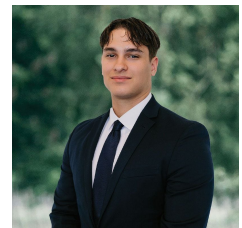
Step into the timeless charm of this stunning heritage home, built circa 1860. Ideally positioned between 2 popular cafés & just a block from the lake, this residence offers unparalleled convenience. It's within easy reach of top schools, Ballarat Grammar & Ballarat Clarendon College, the CBD, shops, medical facilities, & Ballarat train station.

Set on an expansive 1172m2 (approx.) block, this home blends classic elegance with modern amenities & contemporary design. Heritage features include a return veranda adorned with original lacework, feature fireplaces & soaring 3.6m ceilings throughout. The open-plan lounge & dining boast floor-to-ceiling windows, creating an inviting atmosphere filled with natural light. Bi-fold doors connect the interior to a large deck & pergola, perfect for

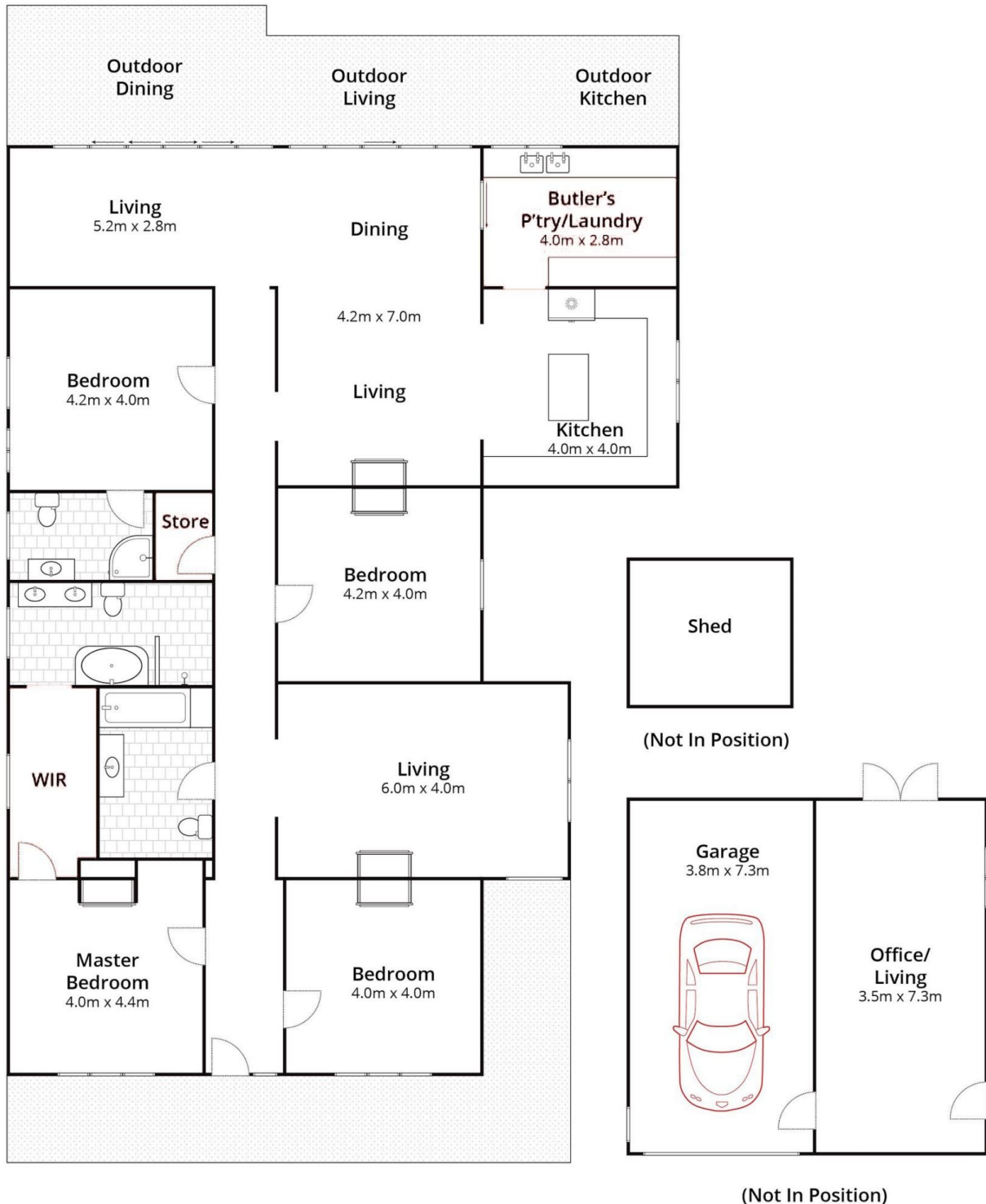
**Price** : \$1,850,000 - \$1,950,000  
**Land Size** : 1172 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/lake-wendouree/residential/house/8170867>



**Dominic Morrison**  
5331 2233  
0409 557 461



**Mason Bourke**  
5331 2233  
0412 374 633



Approx House Area 226m<sup>2</sup>

Approx Land Area 1170 m<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.

**22 Burnbank Street, Lake Wendouree**

Ballarat  
Real Estate

