



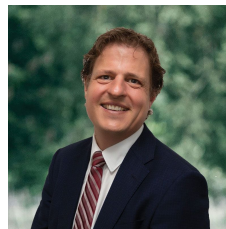
**1346 Gregory Street Lake Wendouree VIC**

3 2 2

Rarely will you find such a magnificent opportunity to secure a large family home in this premier Lake Wendouree locale on such a substantial parcel of land. Set on over 1400 sqm (approx) the home enjoys a premium location within a short stroll to Lake Wendouree, Howitt Street Shopping strip, Ballarat Grammar, medical services, the Botanical Gardens and an array of sporting facilities. It is only a short distance to the CBD. Well set back from the wide tree lined street the home offers three generous sized bedrooms, both formal and informal meals and living areas, rumpus room, two bathrooms and a very spacious kitchen with a wonderful outlook onto the exquisite rear gardens which are expansive and adorned with roses and established trees. There is substantial car accommodation with LUG and car porting. There is also workshop space. This home provides the uni ...

**Price** : \$ 1,295,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/lake-wendouree/residential/house/6785280>



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