



### 83 Marigold Street Wendouree VIC

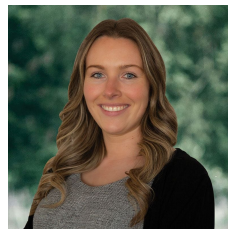
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Situated close to shops, public transport, medical facilities and only a short drive to the CBD is the wonderful three bedroom home. Internally you will find a spacious light filled living room with spilt system and ceiling fan. The kitchen and dining room are full of functionality with plenty of bench space, pantry, oven and gas cooktop. The bathroom offers bath, shower plus separate toilet. All three bedrooms have BIRs with two also featuring ceiling fans. The home is also serviced by central heating and has solar panels installed. Externally you will be pleased to find a large secure yard, perfect for children and pets with a large block of approx. 738m<sup>2</sup>. In addition to the large yard, you will also enjoy the numerous sheds on the property with one including concrete flooring and power.

This is a brilliant opportunity for investor, family or first home ...

**Price** : \$ 390,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7155069>



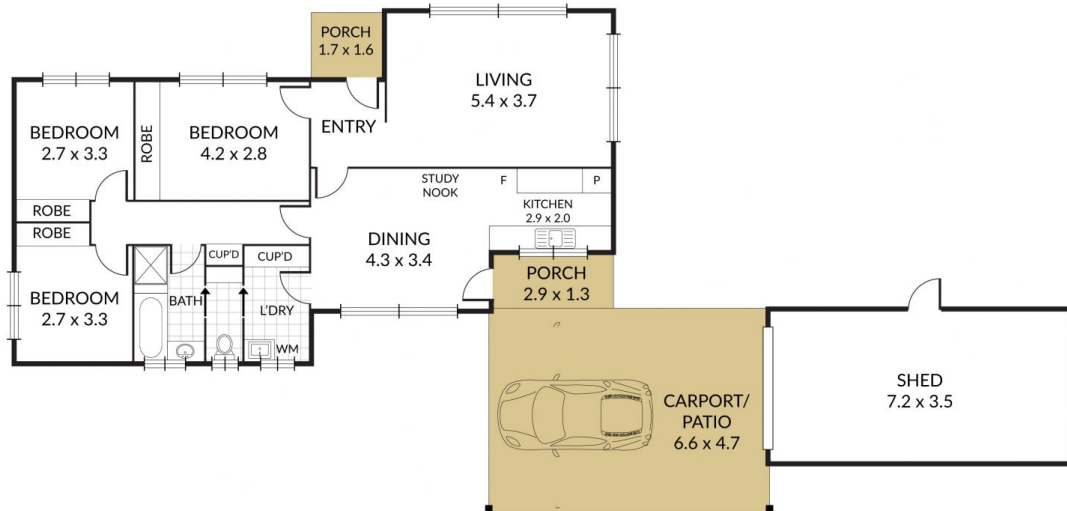
**Sarah Hanley**  
0429579677

Internal 145m<sup>2</sup> External 593m<sup>2</sup> Total 738m<sup>2</sup>

83 Marigold Street, **Wendouree**



3 x 1 x 5 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.