



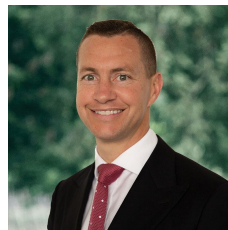
### 1023 Norman Street Wendouree VIC

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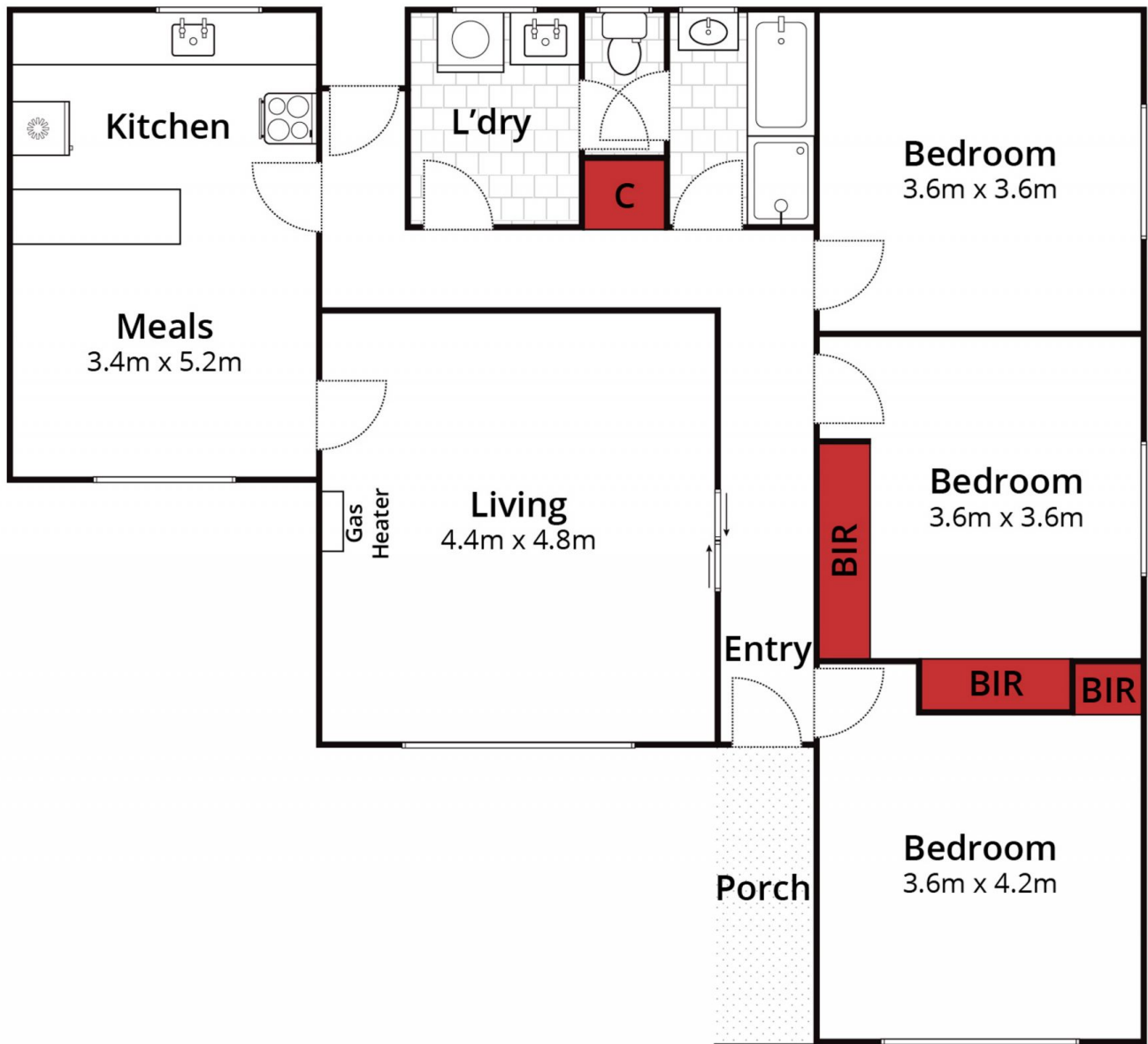
This low maintenance home, sitting on approx. 625m<sup>2</sup> is close to all amenities. Walking distance to shops, schools, sporting facilities and Lake Wendouree with ease of access to the Western Freeway. Comprising three bedrooms, two of which with BIR's, a central bathroom, large lounge room with gas heater and kitchen/ meals area which overlooks the good size rear yard.

This home is in extremely good condition, on brick foundations, tiled roof, polished boards to the functional kitchen and has gas heating & cooking and a single garage or workshop/ shed. The scope for improvement is high, but just as it is you can occupy or rent immediately. A must for your inspection list. Contact the exclusive listing agent today, Damian Larkin on 0417 088 755.

**Price** : \$ 425,000  
**Land Size** : 625 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7318674>



**Damian Larkin**  
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Approx House Area 106m<sup>2</sup>  
 Approx Land Area 624m<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.

**1023 Norman Street, Wendouree**

