



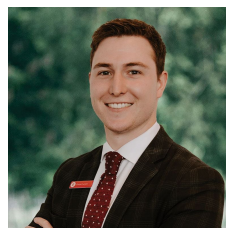
**10 Prefect Street Wendouree VIC**

3 1 2

Situated in the highly sought-after and tightly held pocket of Wendouree, close to shops, Ballarat Grammar and a short drive into the CBD is this three-bedroom weatherboard home. Features of the property include three spacious bedrooms, two of which boast BIR's, a practical main bathroom with shower and toilet. The property also boasts a large main living space at the front of the home that leads through to the open kitchen / dining and second living area. Outside the property offers a spacious and secure rear yard with established gardens and a large concreted lock up garage with plenty of room for additional storage or workshop. Currently leased on a month to month agreement, this one won't last long.

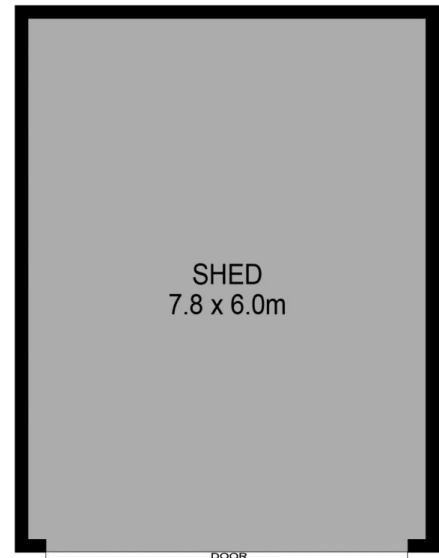
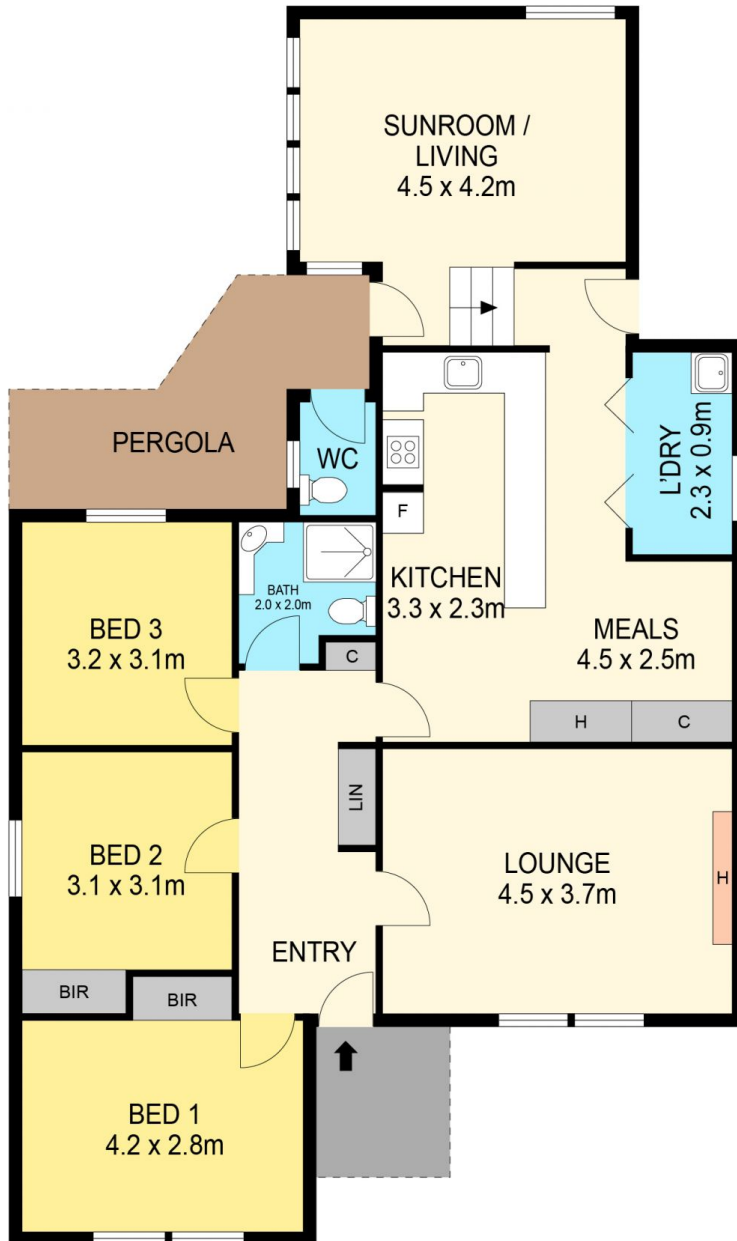
**Price** : \$ 405,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7430381>



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(NOT IN POSOTION)

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PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.

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Real Estate

