



## 2 Cardigan Street Lake Wendouree VIC

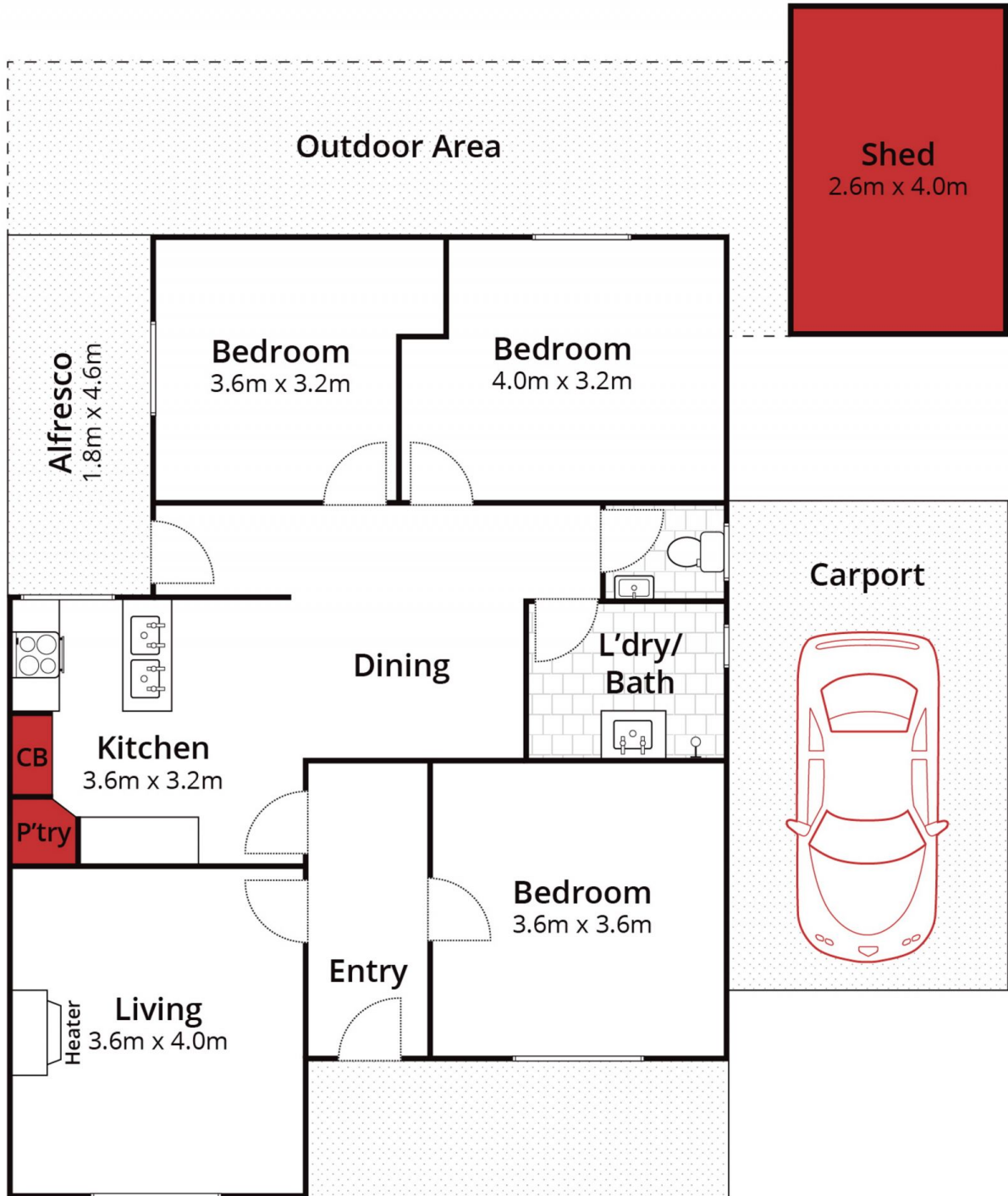
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This elegant 3-bedroom residence is positioned among some of Lake Wendouree's most prestigious properties and offers every imaginable lifestyle amenity with a commanding and elevated street presence. Meters from the Lake Wendouree foreshore, some of Ballarat's best cafés, some of Ballarat's finest Secondary School's and only a short drive to Ballarat CBD, the location is second to none. The home comprises 3 large bedrooms, a great size lounge boasting a gas log fire, stunning leadlight windows and ceiling rose. The open plan kitchen and dining area has electric appliances, granite bench tops and ample storage. The family bathroom/laundry features a walk in shower, floating vanity and has a separate powder room. Other features of this home include split system heating and cooling, garden shed and double carport. Outside you will find a low maintenance yard ...

**Price** : \$ 600,000  
**Land Size** : 275 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/lake-wendouree/residential/house/7530579>



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Approx House Area 89m<sup>2</sup>

Approx Land Area 275m<sup>2</sup>



Whilst [bwrn.com.au](http://bwrn.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.

**2 Cardigan Street, Lake Wendouree**

Ballarat  
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