



## 16 Orama Avenue Wendouree VIC

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This location is highly sought after due to proximity with Lake Wendouree, Howitt Street shopping strip, Ballarat Grammar, the Wendouree Train Station and only minutes from Ballarat CBD. The triple front brick home is perfectly positioned in a quiet street with a north facing yard. You'll have trouble faulting this home and upon entrance you will fall in love. The home has been thoughtfully updated with a quality kitchen, bright meals space and large lounge room full of natural light. There are three spacious bedrooms, two with built in robes the other with access out to your north facing yard. The bathroom has separate bath and shower. There is a second toilet off the laundry. Other features include gas heating, split system, triple carport, large enclose block and plenty of storage inside and out. This is a rare opportunity to purchase a fundamentally flaw ...

**Price** : \$ 505,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7568862>

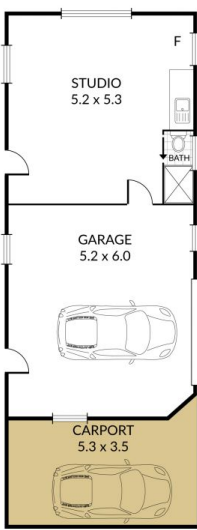


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Internal 268m<sup>2</sup> External 334m<sup>2</sup> Total 602m<sup>2</sup>



3 x 2 x 2 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.