



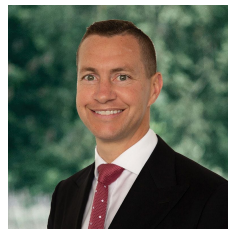
13 Park Street Wendouree VIC

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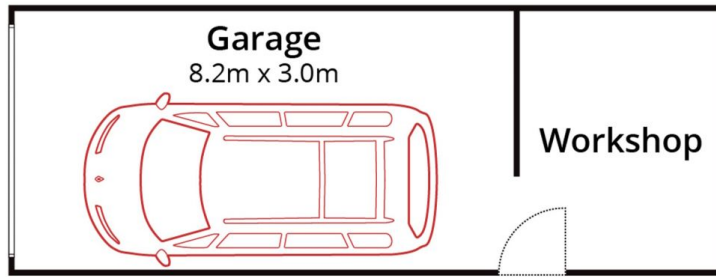
Situated on a spacious allotment of approximately 1000m², this charming three-bedroom home offers a plethora of possibilities. It's conveniently located within walking distance of shops, the Wendouree train station, Ballarat Grammar school, and Lake Wendouree and easy access to the Western Freeway. The house exudes character and retains many original features. Abundant natural light fills the interior, making it an excellent candidate for either renovation or potential subdivision (STCA). The three generously-sized bedrooms share a central bathroom. The kitchen is bright and offers views of both the front and rear yards. Additional noteworthy features include gas central heating and a single-car garage with storage space. Contact Damian Larkin on 0417 088 755 to arrange your private viewing.

Land Size : 991 sqm

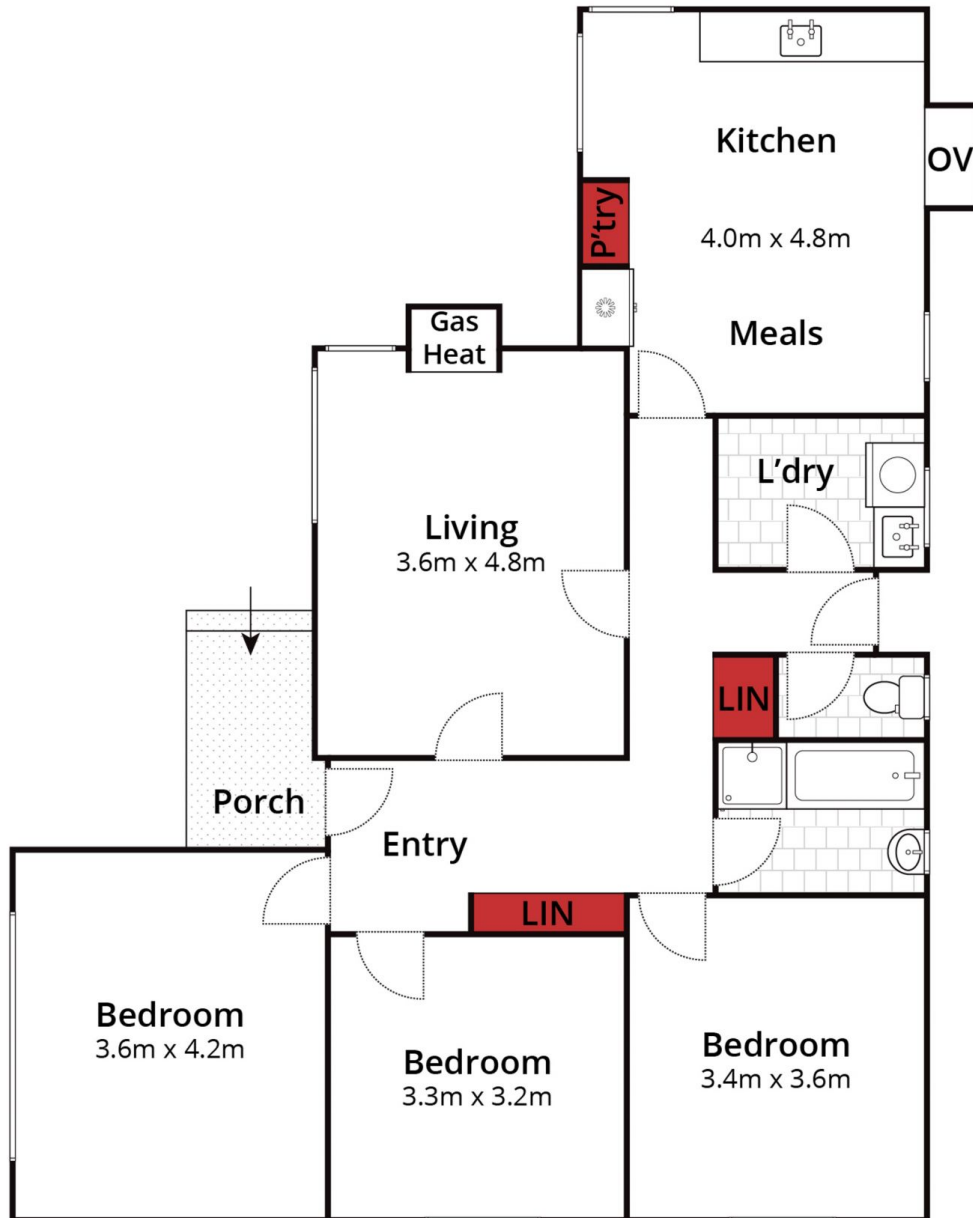
View : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7775658>



Damian Larkin
03 53312233
0417 088 755



(Not In Position)



Approx House Area 138m²
Approx Land Area 990m²



Whilst 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.

13 Park Street, Wendouree

