



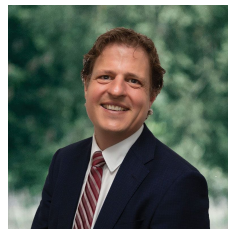
**307A Wendouree Parade Lake Wendouree VIC**

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Set on beautiful Wendouree Parade and enjoying all the lifestyle benefits of this prestigious locale is the classy townhouse offering a first class standard of living. Walk to the Botanical Gardens, cafes and Victoria Park. Inside you will discover a wonderful light filled living room with generous proportions. The open plan kitchen and meals area is a delight with the kitchen featuring a dishwasher and gas cooking. There are two very generous bedrooms with the master offering a en-suite and both enjoying BIR's. The home has central heating throughout as well as a split system for cooling. Outside is a delightful outdoor entertaining area ideal for the coming warmer months and well as a single lock up garage. With such a first class location this property is a must to inspect.

**Price** : \$1,000,000 - \$1,100,000

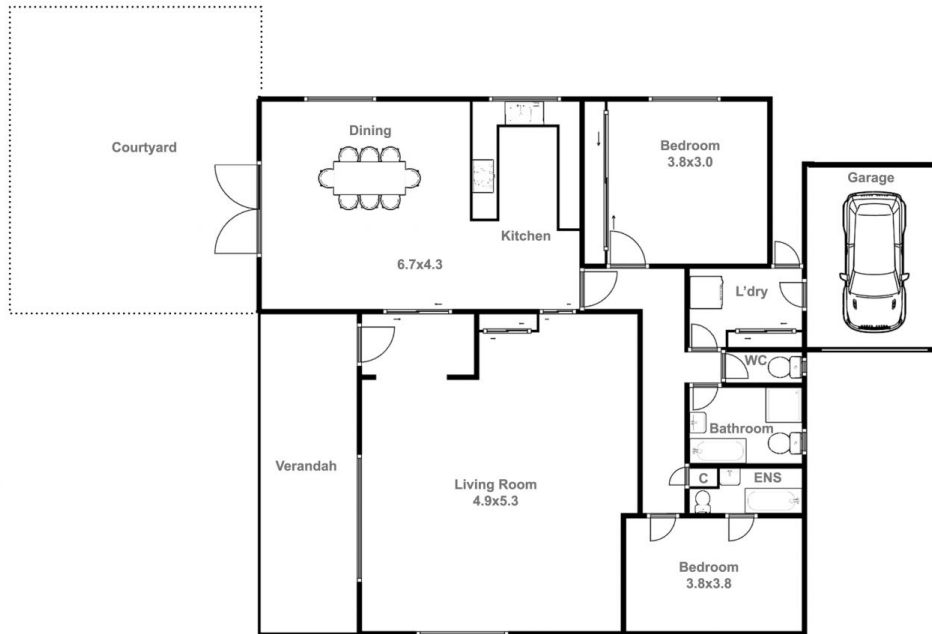
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/lake-wendouree/residential/townhouse/7775660>



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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2023 for Ballarat Real Estate.