



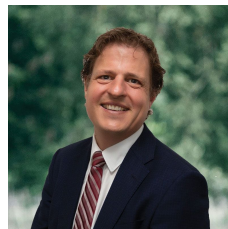
### 39 Browns Parade Wendouree VIC

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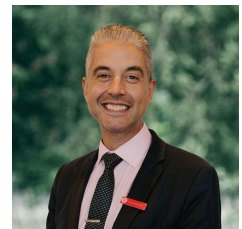
Perfectly positioned in a highly sought after Wendoree locale is this quality home on a corner block. Stepping inside you are greeted by a wonderful light filled lounge area with gas heating. The open plan kitchen and meals area features plantation shutters, gas cooking, and good cupboard and bench space. There are three good sized bedrooms with BIR's and the main bathroom enjoys both a bath and shower. Outside is a great backyard area as well as garage space and additional off street parking. This lovely home is a must to inspect.

**Price** : \$ 470,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7775716>

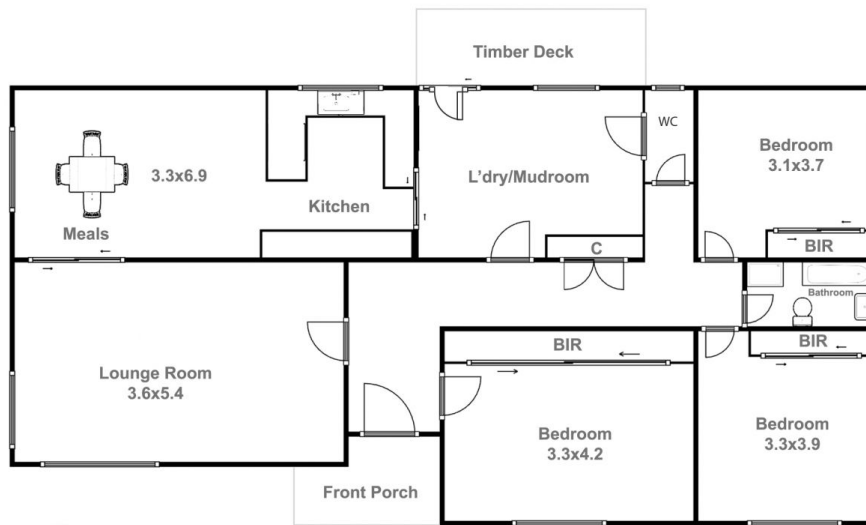


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39 Browns Parade **Wendouree**



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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.