



### 243 Dowling Street Wendouree VIC

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Nestled just a stone's throw from the picturesque Lake Wendouree foreshore, this charming original brick home is a treasure trove of untapped potential. Boasting a prime location with a mere drive into the heart of Ballarat CBD and seamless access to the Western Freeway, this residence effortlessly combines convenience and tranquility.

A canvas awaiting your creative touch, this home is a renovation enthusiast's dream, offering ample space for expansion. Comprising two bedrooms, a centrally located bathroom, and a welcoming fusion of kitchen, meals, and living areas, it presents a perfect blend of comfort and character.

Completing the package is a spacious double garage,

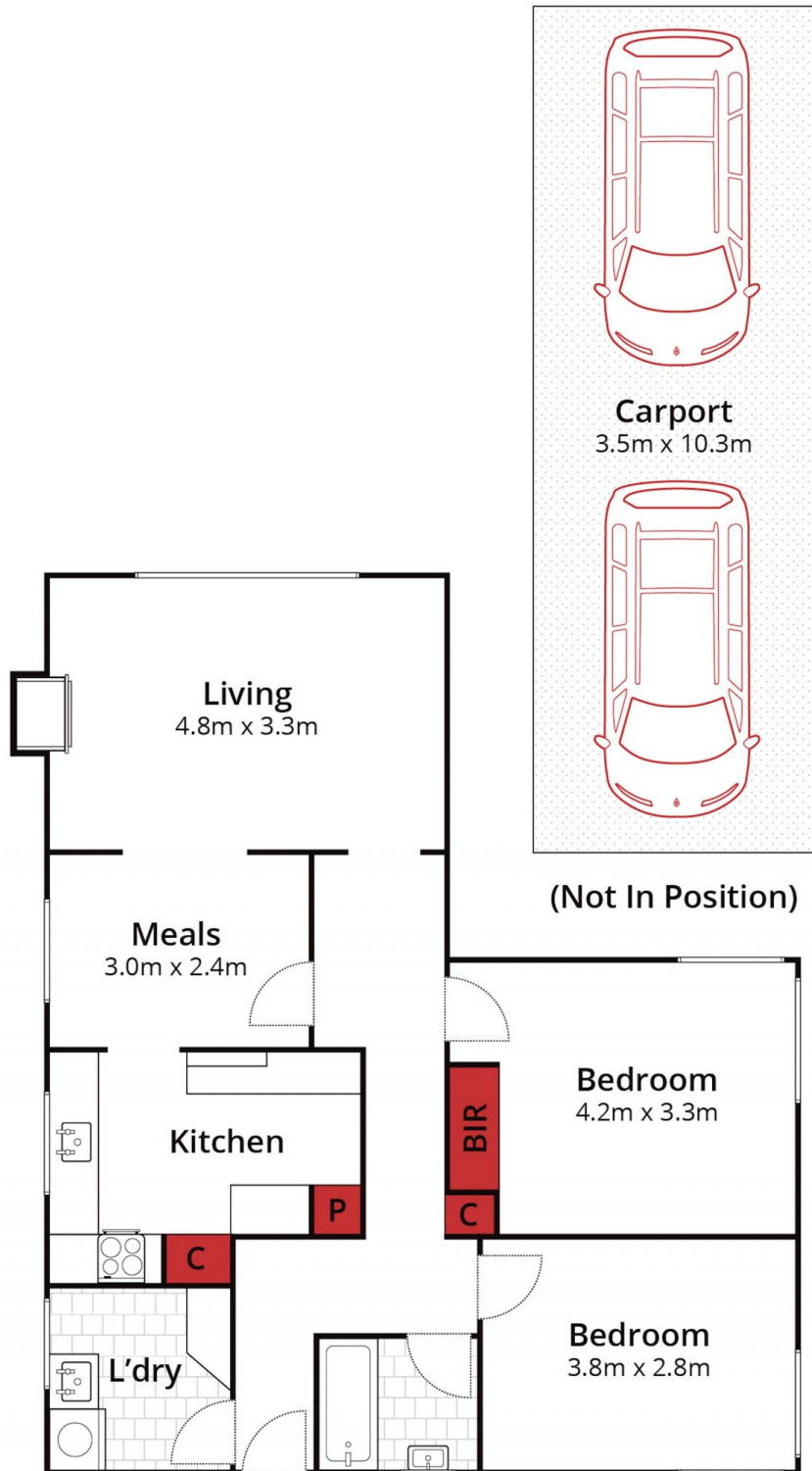
**Price** : \$400,000 - \$430,000

**Land Size** : 608 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7817444>



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Approx House Area 80m<sup>2</sup>  
Approx Land Area 607m<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.

**243 Dowling Street, Wendouree**

Ballarat  
Real Estate

