



### 10 Grammar Street Wendouree VIC

3 1 1

This well maintained three bedroom brick veneer home is positioned perfectly in a quiet street close to Ballarat Grammar, Wendouree Train Station, Lake Wendouree, Stockland Wendouree and Howitt Street shopping strip. The home has well manicured gardens and an attractive facade that are an indication of the quality within. The kitchen offers ample storage with modern appliances and an attached meals area. The large lounge is light filled and carpeted for warmth and comfort. All three bedrooms have built in robes and are well connected to the bathroom with separate shower and bath. Other features include full laundry, gas central heating, split system, ceiling fans and 5kw's of solar power. Outside you have a large backyard with single lock up garage and plenty of further parking space. This is a great property in a top location that won't last long. The exclu ...

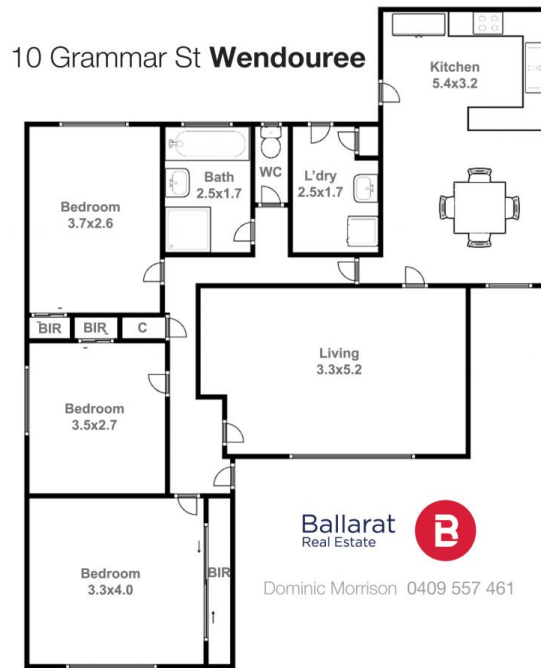
**Price** : \$ 470,000  
**Land Size** : 609 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7827388>



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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.