



### 17 Wattle Avenue Wendouree VIC

3 1 2

On an allotment of around 676m2 (approx) is this three bedroom home presenting a great opportunity for entry level buyers or the keen investor. You will find yourself conveniently located near Stockland shopping center, Wendouree train station, schools and parks. With such a large land holding this property certainly suits future developments, renovations or extensions (STCA). Inside you will find three well sized bedrooms, the main bedroom equipped with built in robes. The kitchen has good space and is open to the dining while there is a separate lounge for the family to enjoy. The family bathroom is easily accessible and there is also a full laundry. Outside you have a large rear yard, perfect space for the family pet as well as shedding and a garage. Make sure to contact us now and don't miss out on this opportunity. The exclusive listing agent Dominic Mo ...

**Price** : \$ 300,000  
**Land Size** : 676 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7871851>



**Dominic Morrison**  
03 53312233  
0409 557 461



**Mitchell Burgess**  
03 5331 2233  
0458019897

17 Wattle Avenue **Wendouree**



Dominic Morrison 0409 557 461

This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2024 for Ballarat Real Estate.