



### 63 Wattle Avenue Wendouree VIC

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This well-maintained brick home, nestled in an ideal location near Stockland Shopping Centre, schools, and public transport, is currently rented for \$340pw to an excellent tenant, in lease until the 1st of April 2025. Situated on a spacious allotment of 594 sqm (approx.), the property offers a quick drive to Ballarat CBD or the Western Freeway, adding to its convenience. Inside, the generously sized living area, tidy kitchen with gas cooking, and separate dining space create a comfortable living environment. The three well-sized bedrooms, serviced by the centrally located bathroom, further enhance the appeal of this property. During the colder months, the home's central heating ensures continuous comfort. Outside, find a secure backyard enclosed by high fencing, complemented by convenient shedding suitable for parking a car or storage. Whether you're an inve ...

**Price** : \$350,000 - \$370,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7880419>



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