



### 13 Taunton Place Lake Gardens VIC

3 2 2

Located in quiet and safe Lake Gardens is this low maintenance three bedroom brick home. The position is so convenient with Wendouree Train Station, Stockland Wendouree, Ballarat Golf Club and Ballarat Aquatic Centre all close at hand. The home is neat as a pin and ready for the lucky purchaser to move straight in and enjoy. The kitchen, meals and living is open plan with modern appliances and plenty of natural light. The master bedroom has ensuite and walk in robe while the other bedrooms have built in robes. The main bathroom has separate shower and bath and there is also a full laundry. Other features include gas central heating throughout, split system and direct access to a double remote garage. Outside you have space for entertaining and pets. Homes in this condition and location rarely become available, don't miss out!

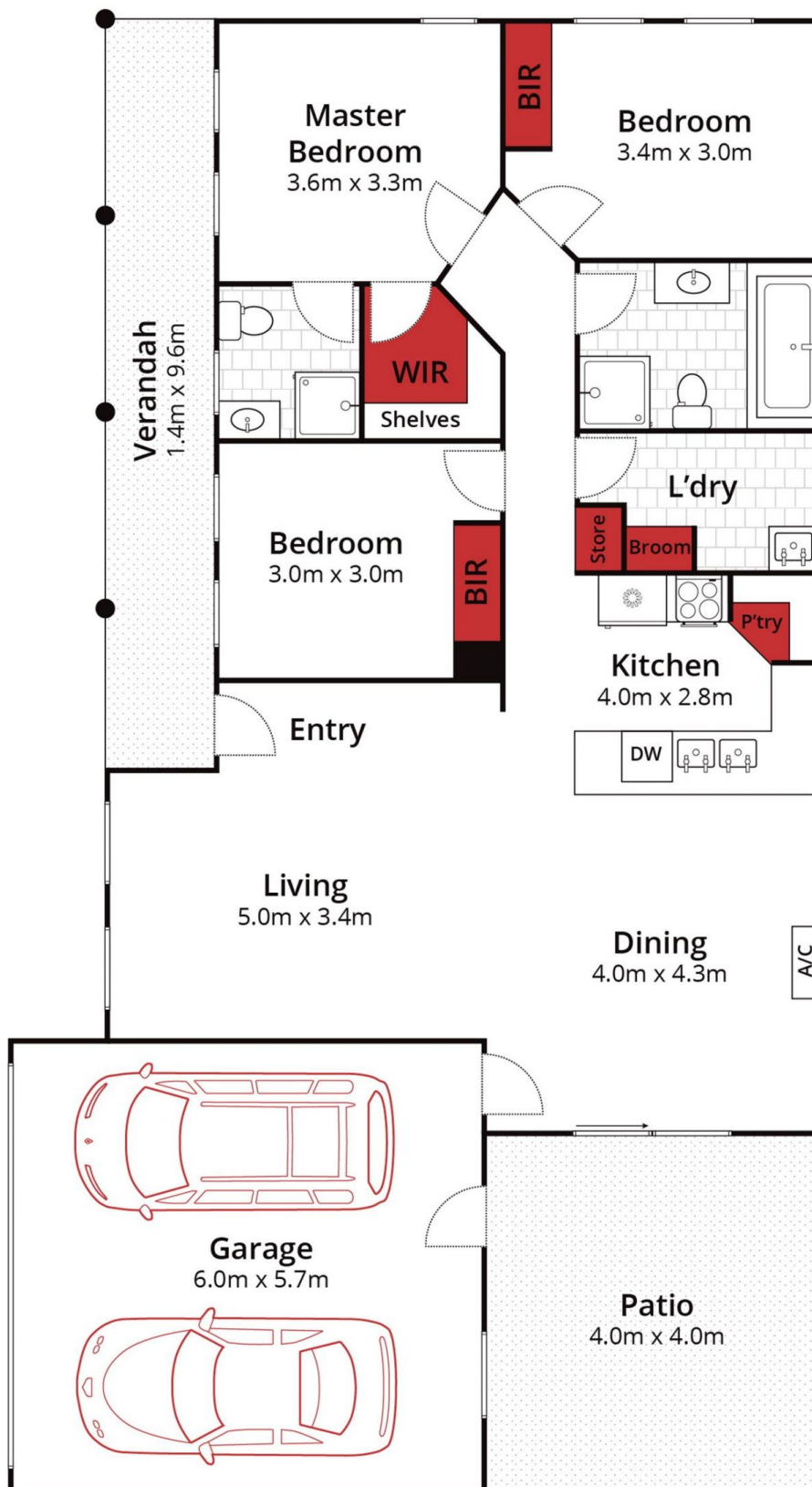
**View :** <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/lake-gardens/residential/house/7907507>



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Approx House Area 145m<sup>2</sup>

Approx Land Area 361m<sup>2</sup>



Whilst [bwm.com.au](http://bwm.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.

**13 Taunton Place, Lake Gardens**

**Ballarat**  
Real Estate

