



### 30 Dover Street Wendouree VIC

3 1 2

Position is popular due to its close proximity to Stockland Shopping Centre, schools, public transport and sporting facilities. This well-maintained family home, nestled in an ideal location offers a quick drive to Ballarat CBD or the Western Freeway and is situated on a spacious allotment of 622 sqm (approx) 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. The gas heating and split system will ensure continuous comfort all year long. Furthermore is the fourth bedroom/study to the back of the home. Outside, find a secure backyard enclosed by high fencing, complemented by convenient shedding suitable for parking a car or st ...

**Price** : \$370,000 - \$405,000

**Land Size** : 622 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7924588>



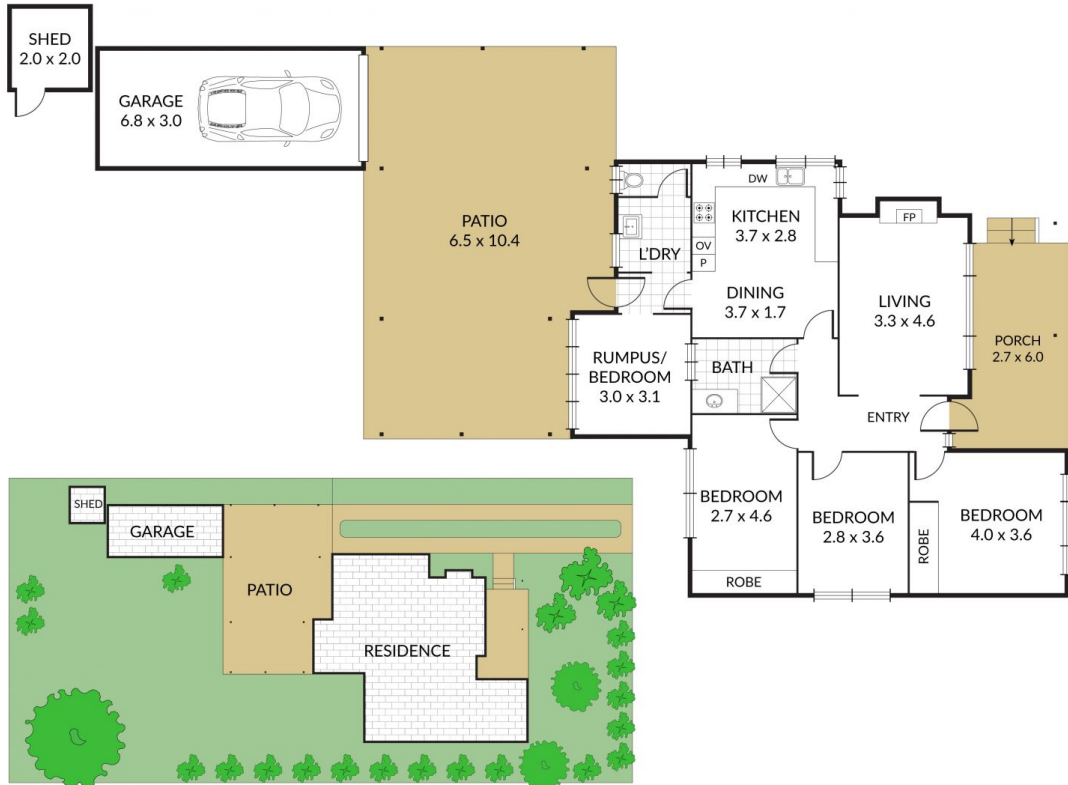
**Adam Vranesic**  
03 53312233  
0432 788 733

Internal 101m<sup>2</sup> External 521m<sup>2</sup> Total 622m<sup>2</sup>

30 Dover Street, **Wendouree**



3 x 1 x 1 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.