



1240 Grevillea Road Wendouree VIC

3 1 2

This well-maintained home, nestled in an ideal location near Stockland Shopping Centre, schools, and public transport, is ready for you, 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
- * The three well-sized bedrooms, serviced by the centrally located bathroom
- * Serviced by gas heating and split system for cooling

Outside, find a secure backyard enclosed by high fencing on a large allotment of 620 sqm (approx).

- * Potential for subdivision (STCA)
- * Shedding suitable for parking a car or storage
- * Bungalow/teenagers retreat, 2 separate rooms with power

Price : \$ 310,000

Land Size : 620 sqm

View : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7924591>



Adam Vranesic
03 53312233
0432 788 733



David Morrison
5331 2233
0438 342 227

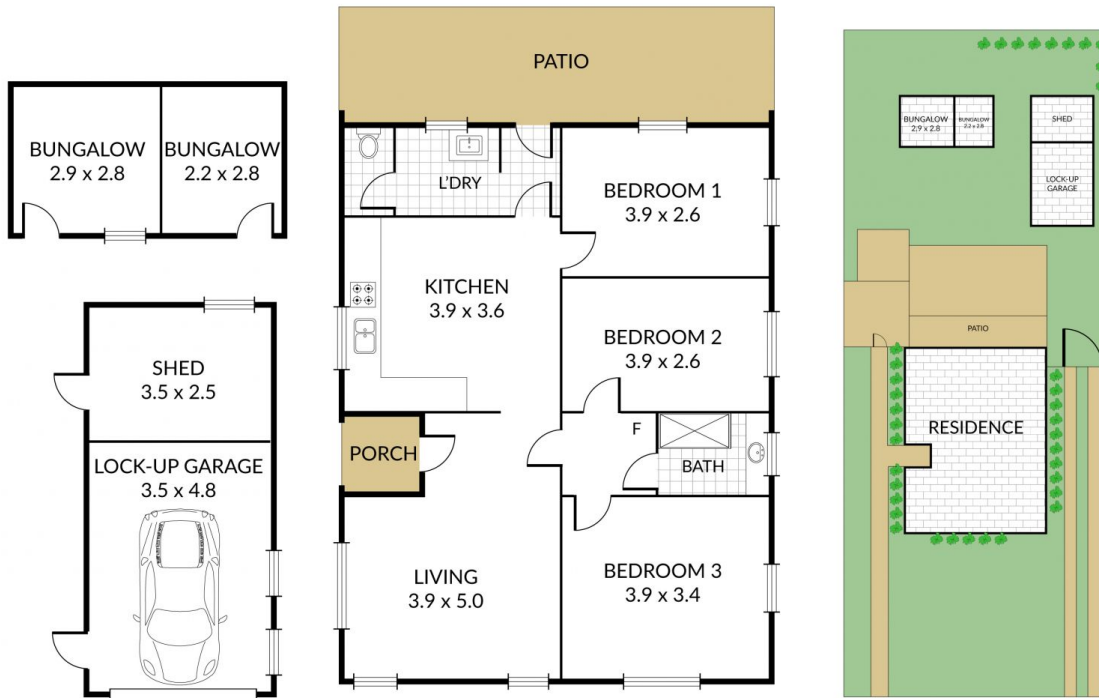
Internal 99m² External 528m² Total 620m²

1240 Grevillea Road, **Wendouree**



3 x 1 x 1 x

NORTH



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