



225 Dowling Street Wendouree VIC

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This renovated solid brick residence presents an enticing opportunity for first-time buyers, investors, or owner-occupiers alike, occupying approximately 507m² of land. Located mere meters from Lake Wendouree's scenic foreshore and within walking distance of Stockland Wendouree, schools, public transport, supermarkets, and Wendouree Train Station, its convenience is unmatched. Boasting three bedrooms, the home features a spacious lounge with polished floorboards and an ornate slate fireplace, a dining area, and a generously sized kitchen with ample bench and cupboard space. Two out of the three bedrooms includes sizable built-in robes, split systems, and offer ample storage, while the bathroom provides a separate shower, bath, toilet and vanity unit. There is also an extra toilet within the laundry. Outside, a broad timber deck beckons for outdoor gatherings ...

Price : \$490,000 - \$540,000

Land Size : 507 sqm

View : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7940583>



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Approx House Area 134m²
Approx Land Area 507m²



Whilst bwrn.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.

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