



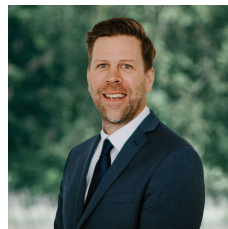
### 21 Prefect Street Wendouree VIC

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This charming three bedroom home is perfectly positioned in Wendouree within walking distance to Lake Wendouree, Ballarat Grammar, the Howitt Street shopping precinct and Stockland, Selkirk Stadium and Mars Stadium. With public transport close by and sitting on an allotment of approximately 619sqm this home features three generously sized bedrooms with robes, a spacious lounge that includes a wood heater and split system and updated kitchen and dining area. Outside a patio area provides plenty of space for barbeques and entertaining while a large workshop/garage sits conveniently at the rear of the block enabling easy side access for vehicles. Take advantage of this incredible opportunity today by calling the exclusive listing agent Richard Gent on 0427 536 062.

**Price** : \$ 422,500

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7947659>



**Richard Gent**  
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## 21 Prefect St Wendouree



Richard Gent 0427 536 062

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