



### 306 Windermere Street South Ballarat Central VIC

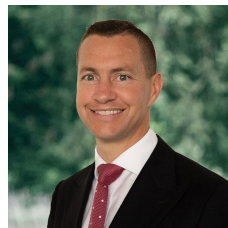
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Step into this captivating home nestled in the heart of the bustling CBD, where every corner tells a story of charm and sophistication. From the moment you enter, be greeted by the timeless allure of ceiling roses, a cozy mantle place, and elegant leadlight windows, creating an ambiance that's as rich as a perfectly brewed cup of coffee.

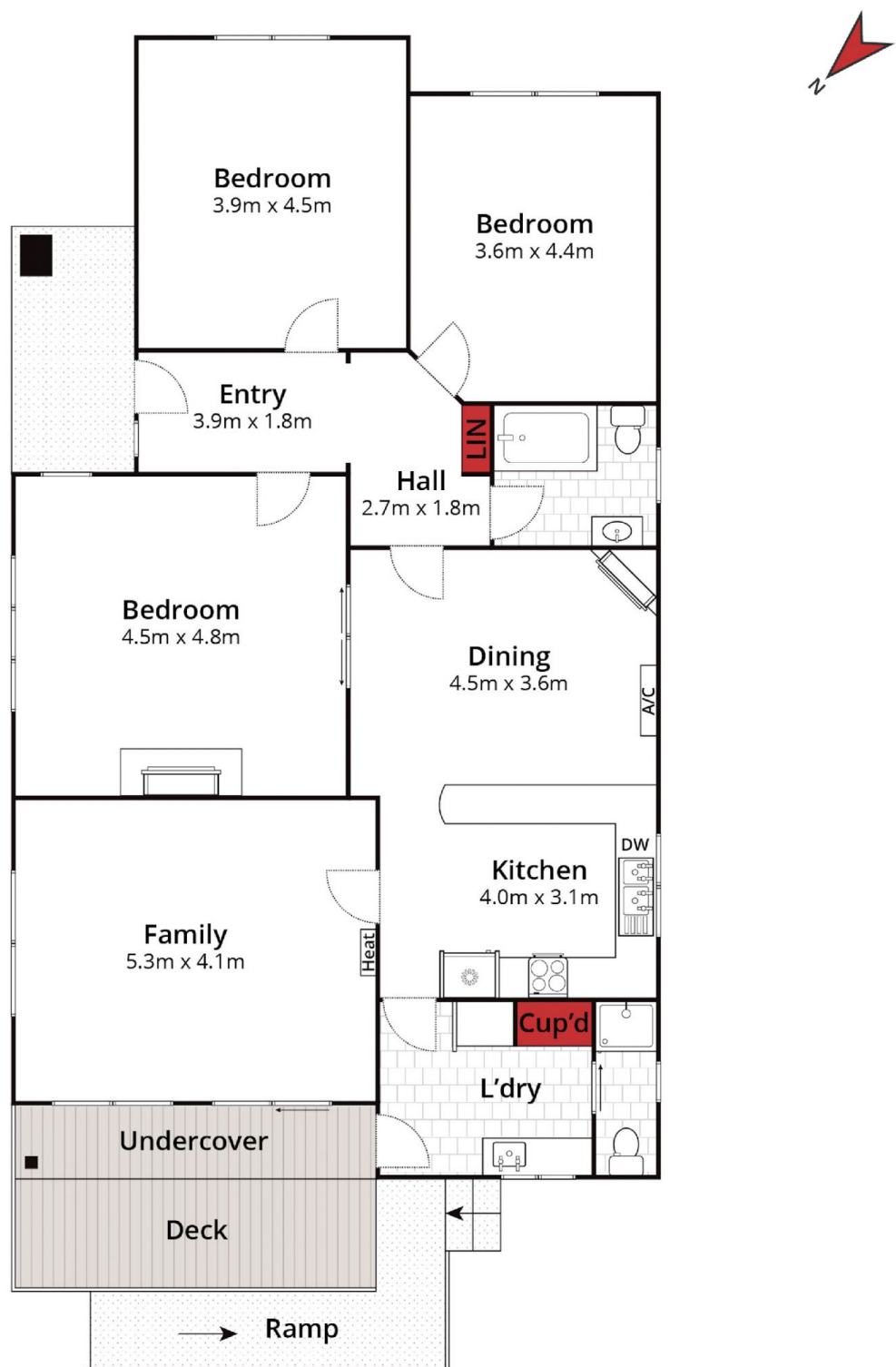
This residence boasts spacious interiors, featuring three generously sized bedrooms, a formal lounge exuding warmth ensuring every inch of space is utilized with grace and style.

Bathed in natural light, the renovated kitchen stands as the heart of the home, inviting culinary adventures amidst a backdrop of modern functionality. Yet, the canvas of this home, though already stunning, eagerly awaits the

**Price** : \$630,000 - \$660,000  
**Land Size** : 622 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-central/residential/house/7955530>



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Approx House Area 137m<sup>2</sup>

Approx Land Area 622m<sup>2</sup>



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

**306 Windermere Street, Ballarat Central**

**Ballarat**  
Real Estate

