



### 5 Beech Avenue Wendouree VIC

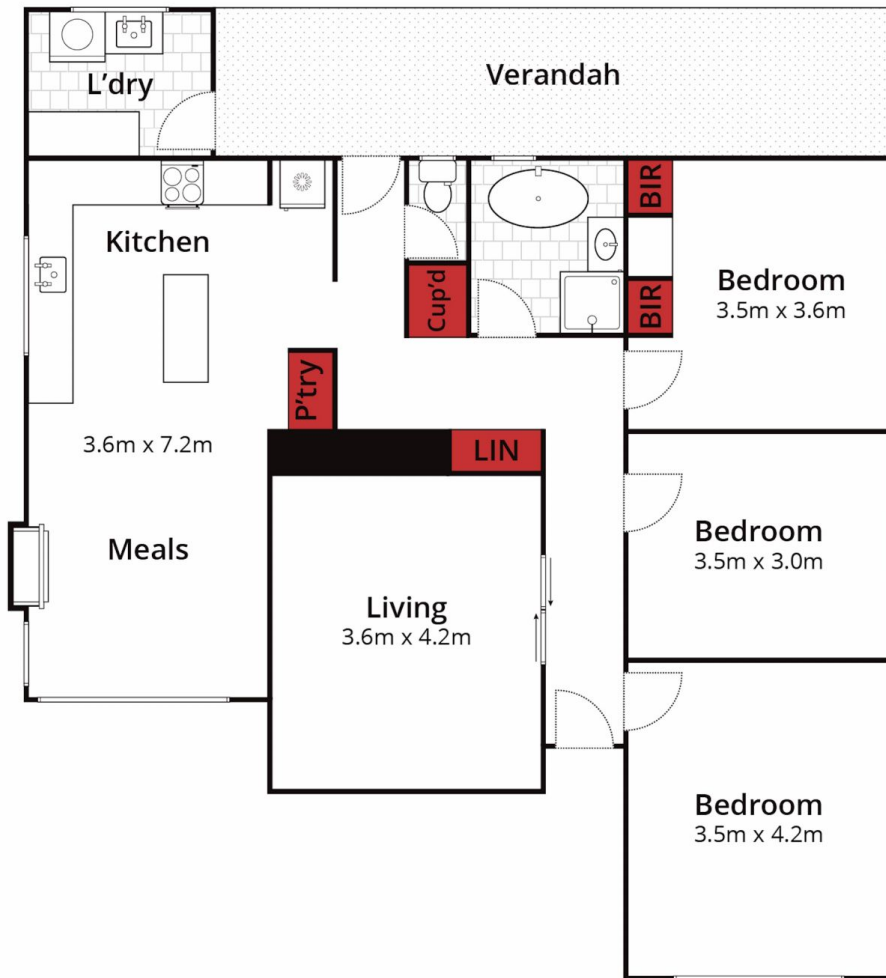
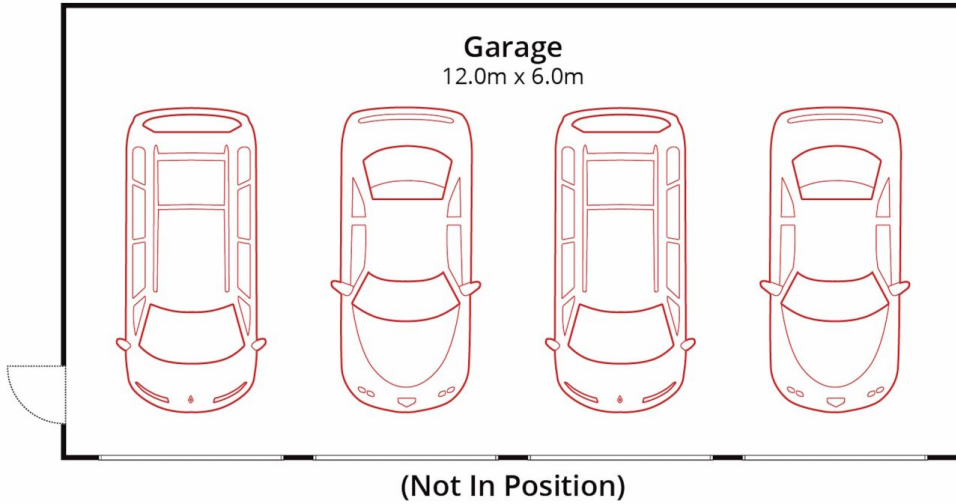
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Situated in the heart of Wendouree, this updated home offers a perfect blend of convenience and comfort. Boasting a prime location opposite the Lake Wendouree Football Club Oval, and within proximity to various amenities including the Selkirk Basketball Stadium, Mars Stadium, Ballarat Grammar, Beech Avenue Playground, Dog Park, public transport options, and primary schools, this property is ideal for families seeking a vibrant lifestyle within reach of essential facilities. There is three generous sized bedrooms throughout the home. The kitchen space has been tastefully renovated, featuring modern amenities such as an induction stovetop, electric oven, and dishwasher, making meal preparation a breeze. Embrace sustainable living with 11 solar panels installed, providing maximum output power of 5000W, as indicated on the system's box. Enjoy year-round comfort ...

**Price** : \$545,000 - \$590,000  
**Land Size** : 625 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7955535>



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Approx House Area 108m<sup>2</sup>

Approx Land Area 625m<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.

**5 Beech Avenue, Wendouree**

Ballarat  
Real Estate

