



## 2/7 Martin Avenue Lake Wendouree VIC

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This red brick two-bedroom home sits in one of Ballarat's best tree-lined streets that runs straight into famous Lake Wendouree. The location is also convenient to Wendouree Train Station, Howitt Street shopping strip and Ballarat Grammar. The home offers a desirable lifestyle with Lake Wendouree at your door step while the low maintenance nature of the property allows you to pack up and travel at the drop of a hat without worrying about your property's upkeep. The home is very neat and tidy and ready for the lucky purchaser to move straight in. The modern kitchen with induction cooking has a bright attached meals area while the lounge is also generous. There are two bedrooms with built in robes and a bathroom with separate shower and bath. Other features inside include full laundry, direct access to single remote garage, gas central heating and a split syst ...

**Price** : \$545,000 - \$585,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/lake-wendouree/residential/house/7967816>



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Unit 2 7 Martin Avenue **Lake Wendouree**



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