



### 1125 Gregory Street Lake Wendouree VIC

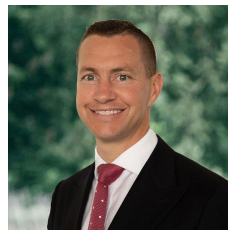
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Just steps away from the tranquil shores of Lake Wendouree awaits an extraordinary opportunity to claim ownership of this magnificent Californian Bungalow, nestled in the heart of Ballarat's most prestigious neighborhood. This captivating period home exudes charm and elegance, boasting a comfortable yet ripe-for-transformation interior.

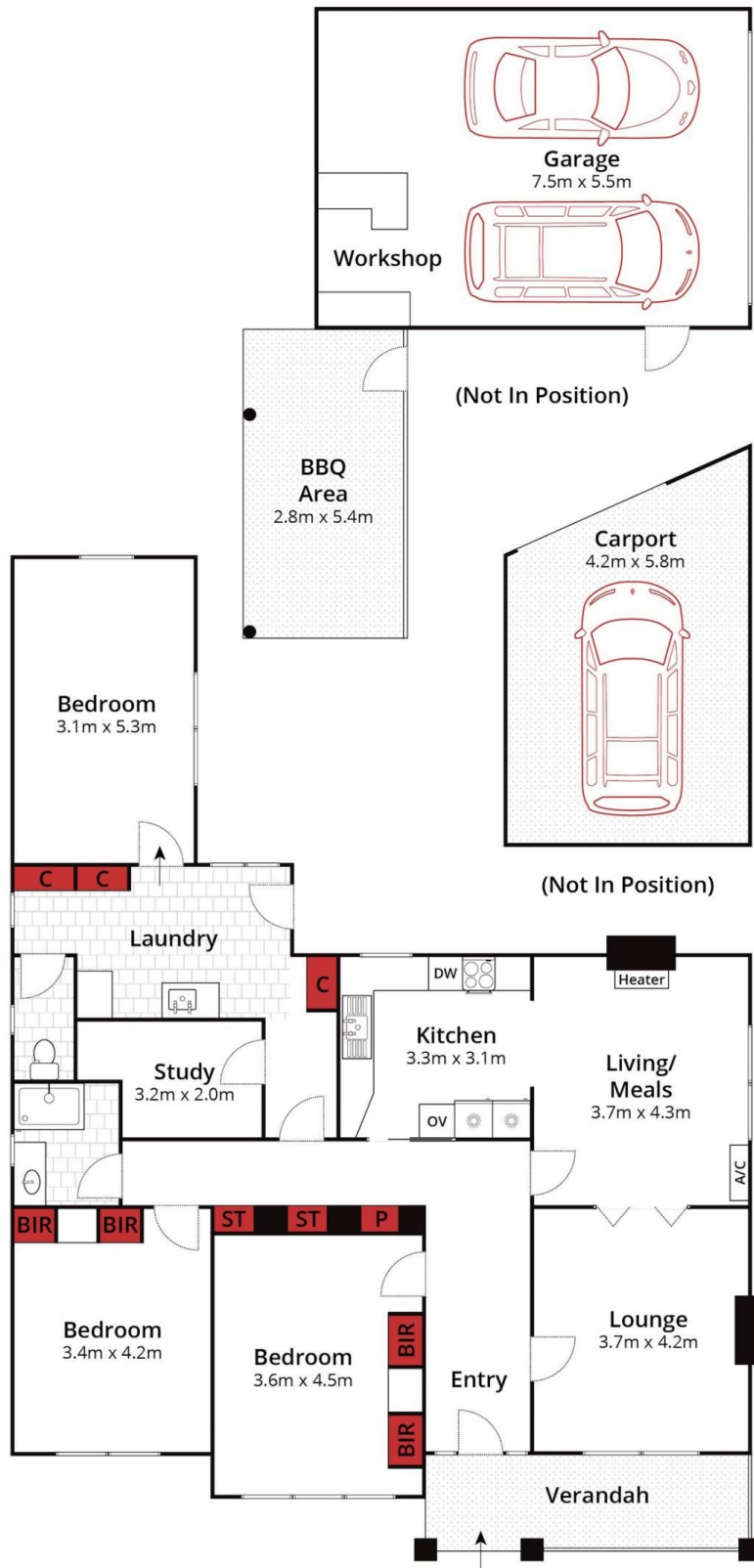
Imagine the thrill of crafting your own modern masterpiece within these historic walls, or perhaps realizing your vision of the ultimate dream home. With a sprawling corner lot spanning approximately 639m<sup>2</sup>, the potential for development (STCA) is simply limitless in this coveted blue-chip enclave adjacent to Lake Wendouree.

Step inside to discover a grand entrance hall leading to

**Price** : \$895,000 - \$950,000  
**Land Size** : 639 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/lake-wendouree/residential/house/7967914>



**Damian Larkin**  
03 53312233  
0417 088 755



Approx House Area 140m<sup>2</sup>  
Approx Land Area 639m<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.

**1125 Gregory Street, Lake Wendouree**

Ballarat  
Real Estate

