

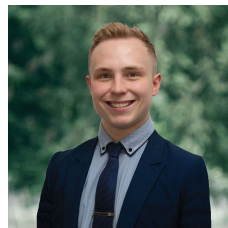


### 30 Park Street Wendouree VIC

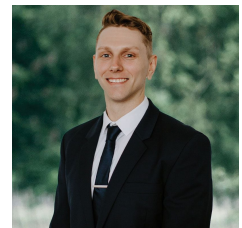
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Nestled in the heart of Wendouree, this delightful residence occupies an expansive 1011m2 (approx) parcel of land with potential for further development (STCA). Conveniently located within walking distance of the Stockland Wendouree Plaza, this home is surrounded by an array of amenities including schools, shops, eateries, medical facilities, and more, making it an ideal place to reside. The classic grey brick facade of the home is complemented by meticulously maintained front gardens and lawns, enhancing its curb appeal. Inside, the residence comprises three bedrooms, each featuring built-in robes, along with an additional study. These spaces share a well-appointed family bathroom, complete with a shower, bath, and vanity, accompanied by two separate toilets for added convenience. The living area exudes warmth, courtesy of a gas log fire and air conditionin ...

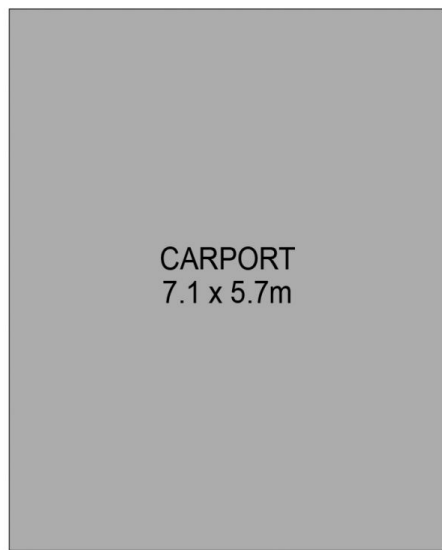
**Price** : \$600,000 - \$640,000  
**Land Size** : 1011 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7982711>



**Lachlan Sylvia**  
03 53312233  
0458 068 234

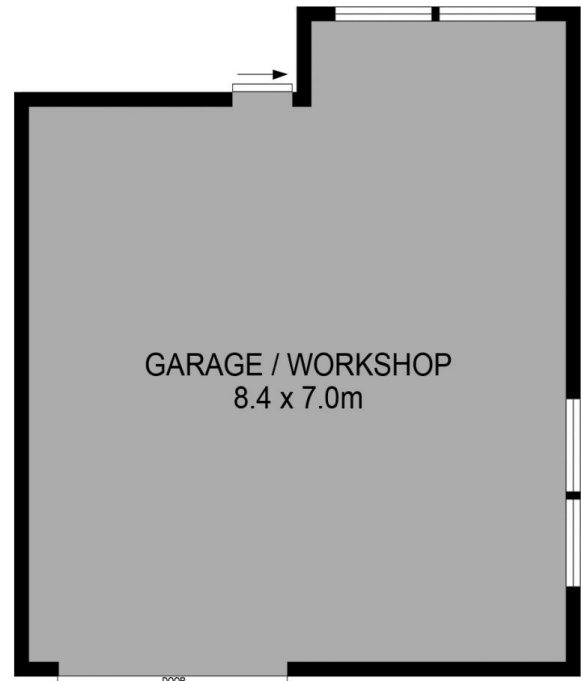


**Chris Just**  
5331 2233  
0438 235 293



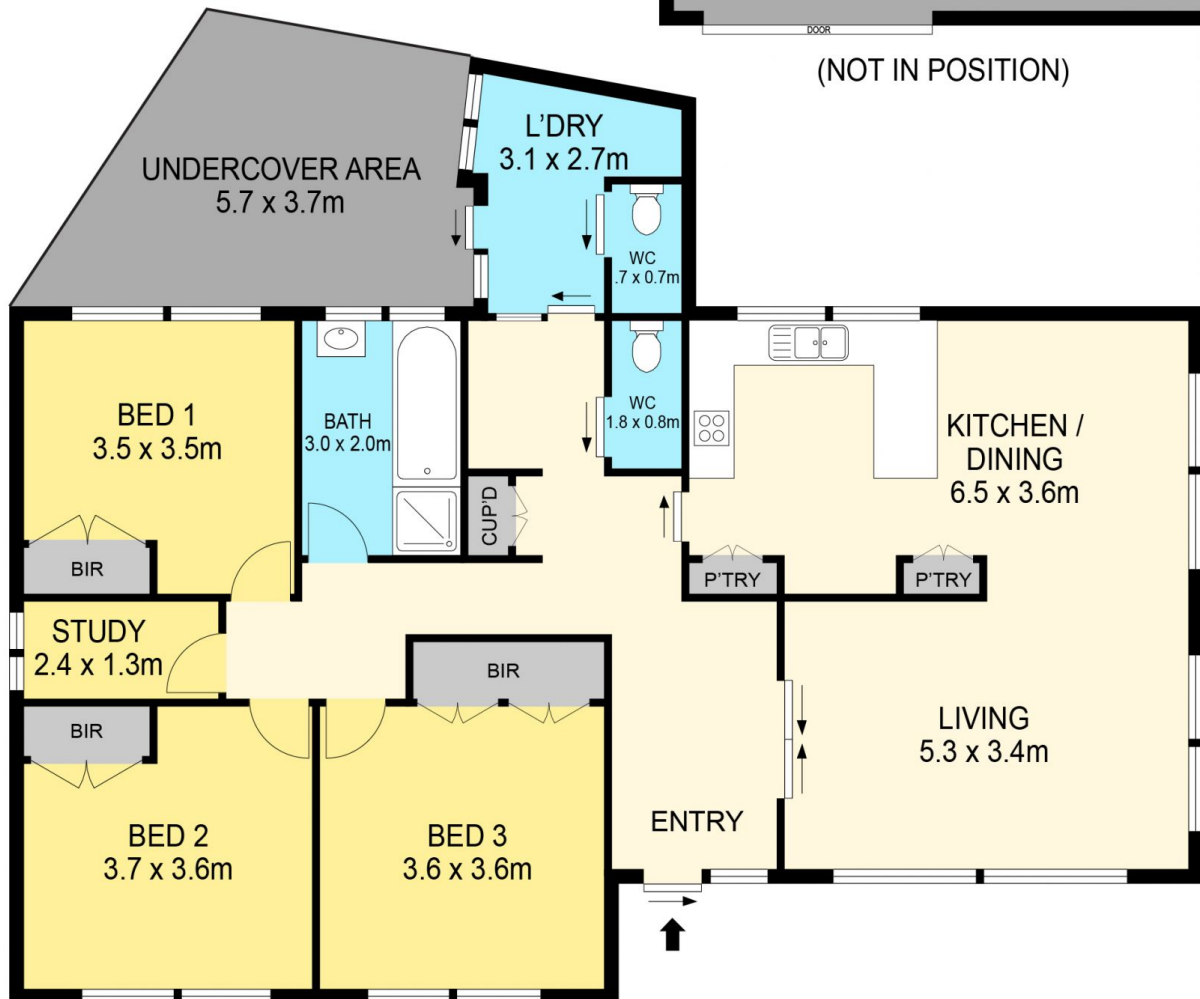
CARPORT  
7.1 x 5.7m

(NOT IN POSITION)



GARAGE / WORKSHOP  
8.4 x 7.0m

(NOT IN POSITION)



#### DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.

Ballarat  
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