

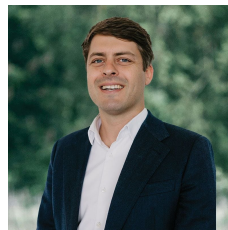


### 1 Waller Avenue Newington VIC

3 2 1

Located in the convenient, quiet and tree lined streets of popular Newington is this very sound brick veneer home. While the green space and walking tracks of Victoria Park are close by the purchaser will also enjoy having a supermarket just around the corner. This location is also sought after for its proximity to top schools. The current owners have taken this home to the next level with new windows, updated kitchen and switchboard and a re pointed roof. The kitchen, meals and living are open plan with perfect northerly aspect. All three bedrooms have built in robes while the master boasts an ensuite. The main bathroom has separate shower and bath. Other features include gas central heating, split system, study and plenty of storage. Outside you have an attached carport, storage shed and large enclosed yard for kids and pets to play. The exclusive listing ...

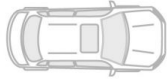
**Price** : \$ 600,000  
**Land Size** : 613 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/newington/residential/house/8210406>



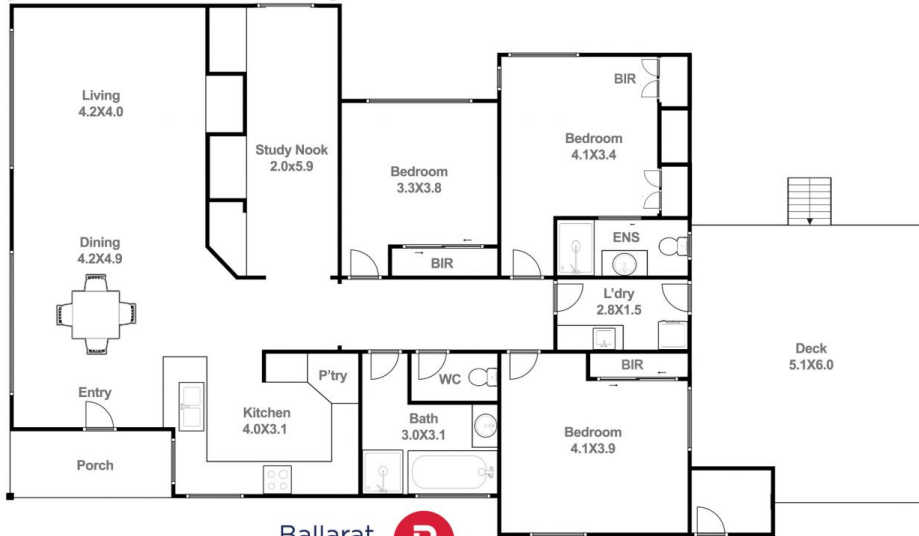
**Dominic Morrison**  
5331 2233  
0409 557 461



**Mason Bourke**  
5331 2233  
0412 374 633



# 1 Waller Avenue **Newington**



Dominic Morrison 0409 557 461

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