



**1/17 Burnbank Street Lake Wendouree VIC**

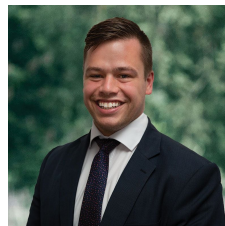
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Nestled in one of Ballarat's most sought-after locations, this delightful property offers the perfect blend of convenience and charm, just a stone's throw from the picturesque Lake Wendouree and within walking distance to Ballarat's bustling CBD.

**Price** : \$350,000 - \$380,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/lake-wendouree/residential/unit/8241471>

This home boasts an unbeatable location close to public transport, hospitals, vibrant cafes, and major shopping centres, making daily life a breeze. It features modern comforts, including an updated bathroom and the convenience of a split system for year-round comfort. Large windows flood the space with beautiful natural light, creating a warm and inviting atmosphere, while polished floorboards throughout add timeless elegance and character to the home. The low-maintenance yard provides the perfect balance of outdoor space without the hassle of



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**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.

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