



## 20 Alexander Avenue Wendouree VIC

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Welcome to 20 Alexander Avenue, this beautifully presented three-bedroom brick home, in the highly sought after pocket of Wendouree set on a grand allotment of 1205m<sup>2</sup> (approx.). This is an incredibly rare opportunity to secure a piece of Ballarat's classic charm in tightly held pocket of Wendouree. Located a stone's throw away from Ballarat's prestigious Ballarat Grammar High School and Ballarat's Gem, Lake Wendouree.

You are greeted with the manicured front garden's and driveway the goes all the way to the garage at the back of the home. Inside you are met with the spacious front living room, which provides plenty of natural light to the home. Off the living room is a space perfect for a study or a small dining room, which also leads directly to the kitchen, dining and living area. Inside the kitchen you have ample space, storage, and bench space, providin ...

**Price** : \$ 910,000

**Land Size** : 1205 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/8595906>



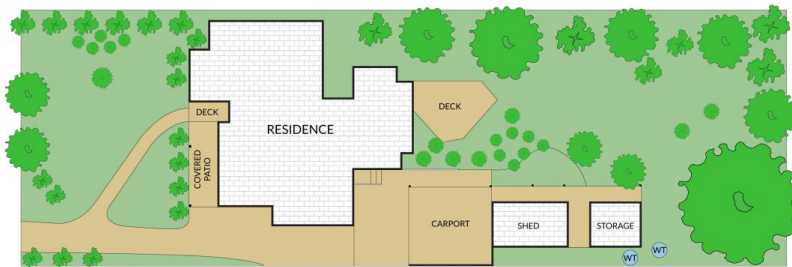
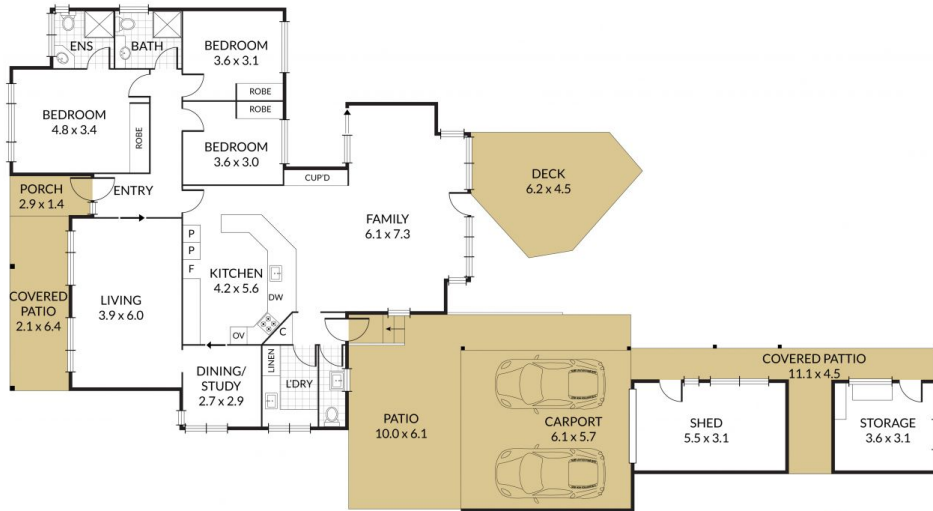
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Internal 152m<sup>2</sup> External 1054m<sup>2</sup> Total 1206m<sup>2</sup>

# 20 Alexander Avenue, Wendouree



3 x 2 x 2 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.