






**40 (rear) BRINKLEY Avenue WENDOUREE VIC**

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UNDER CONSTRUCTION NOW -- SAVE \$\$\$'s ON STAMP DUTY

Superb brick veneer, tile roof home well under construction but still with some personal input into internal dcor. Easy care 304sqm block with space for caravan or extra vehicle and of course a double garage under-roof with direct house access. 3 spacious bedrooms, all with robes, large ensuite and walk-in robe to main, spacious open plan living area with north and east facing windows, and access to private outdoor living. All modern appliances, large walk-in pantry, gas ducted heating, 9 ceiling height and 5 1/2 star energy rating. Complete with all new colorbond fencing, timber front fence, concrete drive and paving, floor coverings, dishwasher, underbench oven and hotplates and window coverings.

BE QUICK WITH YOUR DECISION a property with this great northerly park outlook, and so handy to all facilities is

**Building Size** : 13 sqm  
**Land Size** : 304 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/6187155>



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