



**5 PICKFORD Street WENDOUREE VIC**

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AN ABSOLUTE BEAUTY!! Great family location close to school, sporting and shopping facilities amidst quality homes where pride is evident. Boasting 4 spacious bedrooms, built-ins, ensuite, family bathroom with corner spa, large kitchen with loads of cupboards and 2 very spacious living areas— around 18 squares (167.2sqm). The formal lounge features bay window, with a cosy gas log fire, the family room has a centrally located solid fuel heater, and both are complemented by ducted gas central heating too. Superb décor throughout with clever use of bold colors and upgraded in so many ways— full insulation (walls and ceiling), modern weatherboards and aluminium windows, plumbing and stormwater, all steel colorbond double garage with remote, single carport and outdoor living area. Private and secure yard ideal for year-round outdoor entertaining and family safety. DON'T DELAY YOUR INSPECTION — SURE TO SELL

**Building Size** : 18 sqm  
**Land Size** : 608 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/6187219>



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