



## 12 Lake Street Wendouree VIC

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Sitting in a prime position within walking distance to Lake Wendouree, Wendouree Train Station, Stocklands Shopping Centre, Botanical Gardens, Ballarat Grammar and the Howitt St shopping strip allows for ease of living and a carefree environment. Purchase and turn this into a large family home or look to develop s.t.c.a on a large 976m<sup>2</sup> block of land. Consisting of two large bedrooms, good size living, small kitchen area with large dining, central heating and lock up garage. An ideal location for the retiree or fast paced couple that requires all amenities at their doorstep. Leased periodically. Be sure to act quick on this as they don't last long in this neck of the woods.

**Land Size** : 976 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/6187587>

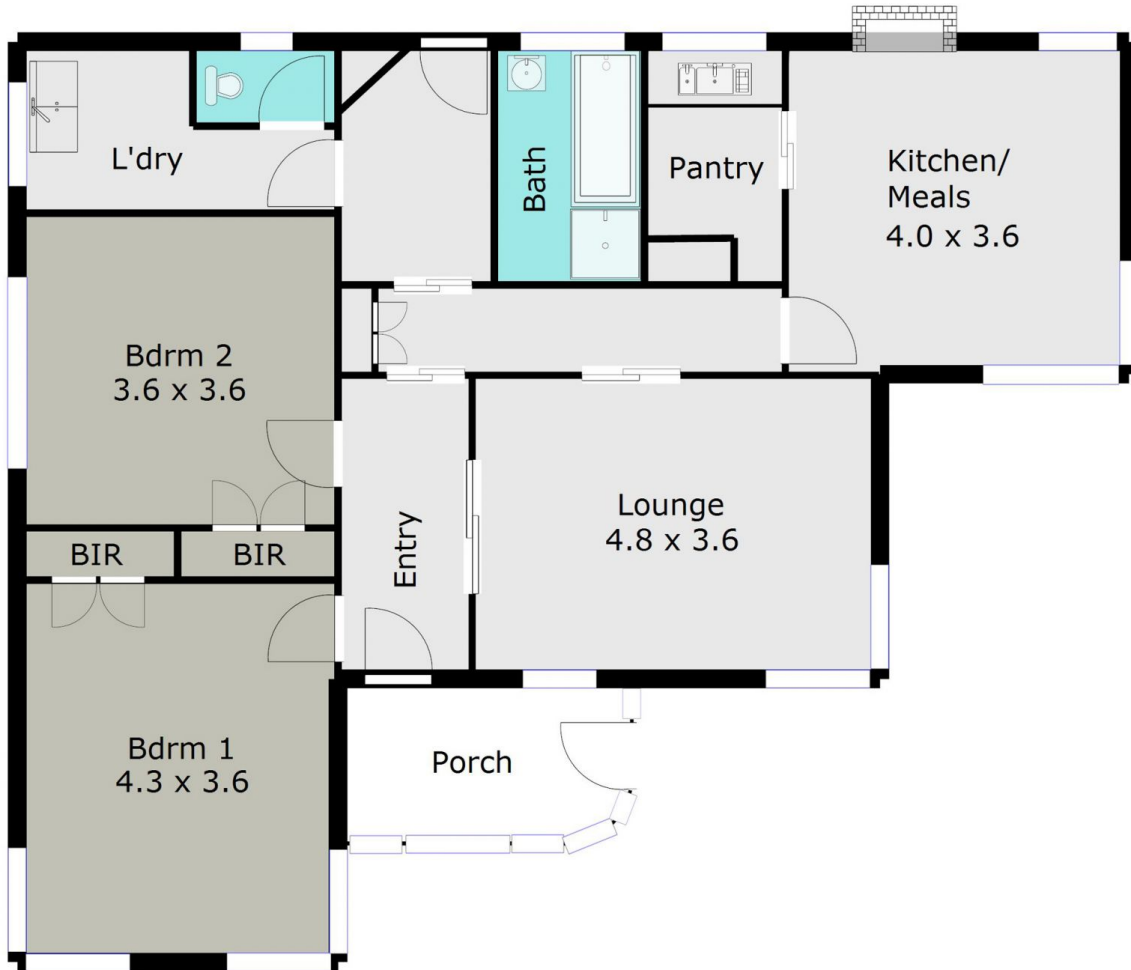


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TOTAL LIVING AREA: APPROX. 11.1SQ



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DISCLAIMER:

ALL DIMENSIONS ARE APPROXIMATE & NOT 100% TO SCALE.  
FOR FURTHER INFORMATION, PLEASE CONTACT YOUR AGENT DIRECTLY.

