



### 6 Verbena Grove Wendouree VIC

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This modest yet solid WB home is set on a large block of approx. 795m<sup>2</sup>. Offering 3 light filled bedrooms and lounge, gas heating and a single lock up garage. Located close to Stockland Wendouree providing all amenities you need, it is within walking distance to Yuille Park P-8 Community College and around the corner from the local shopping precinct. This home is in the perfect position for young families or perfect for investors or those looking for a development project (STCA). Currently tenanted at \$180 per week on a periodic lease.

**Land Size** : 795 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/6187691>

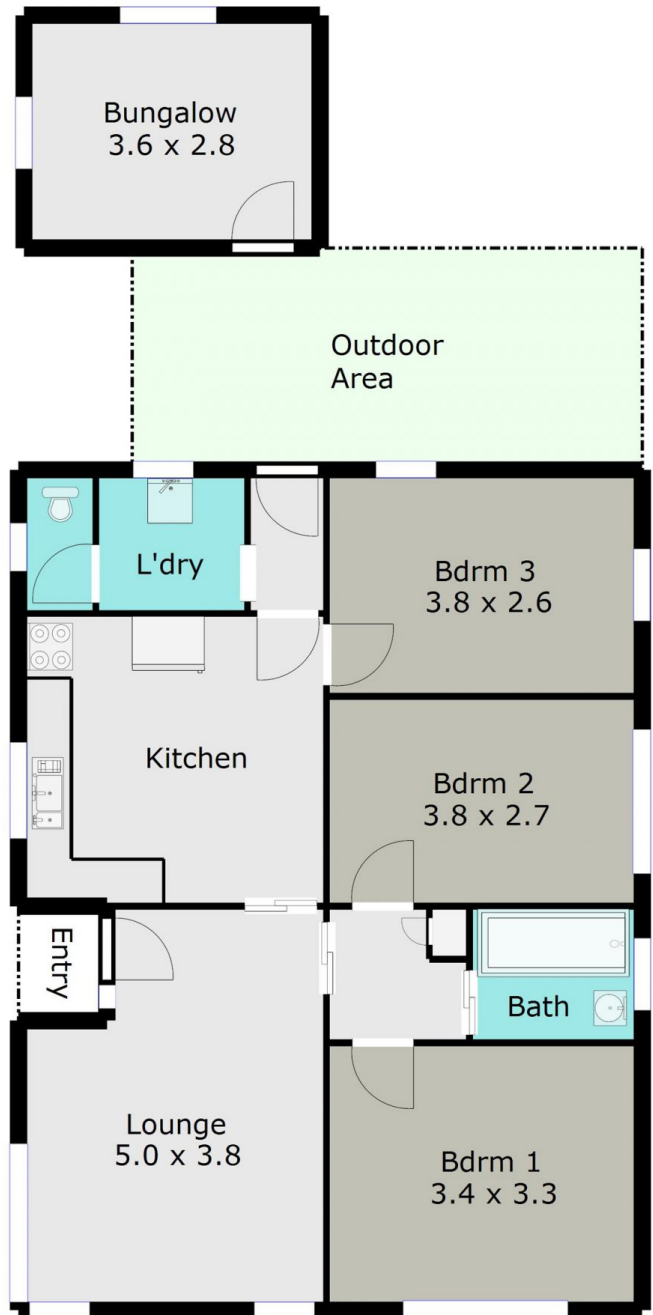


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TOTAL LIVING AREA: APPROX. 9.2 SQ



DISCLAIMER:

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

