



## 66 Lake Gardens Avenue Lake Gardens VIC

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In one of Ballarat's most tightly held suburbs, this extensive home offers quality family living at its very best. Within walking distance to the YMCA, Lake Wendouree, Stockland Wendouree, public transport on your doorstep, within Ballarat High school zoning and short distance to some of Ballarat's finest private schools, it is easy to see why homes are rarely on the market in Lake Gardens. If you're looking for room to move both inside and out then you will get excited about this property! Behind the timeless façade, you will find 5 generous bedrooms (or 4 + study), 3 huge living spaces giving you the option for family or formal designated areas, plus outside a large alfresco / entertaining area providing enough space for the entire family to gather and enjoy the northerly rear yard aspect all year round. Appointed with central heating and evaporative cooling providing climate comfort. An approximate rental figure of \$450 per week offers investors an attractive

**Price** : \$ 570,000  
**Land Size** : 600 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/lake-gardens/residential/home/6187876>

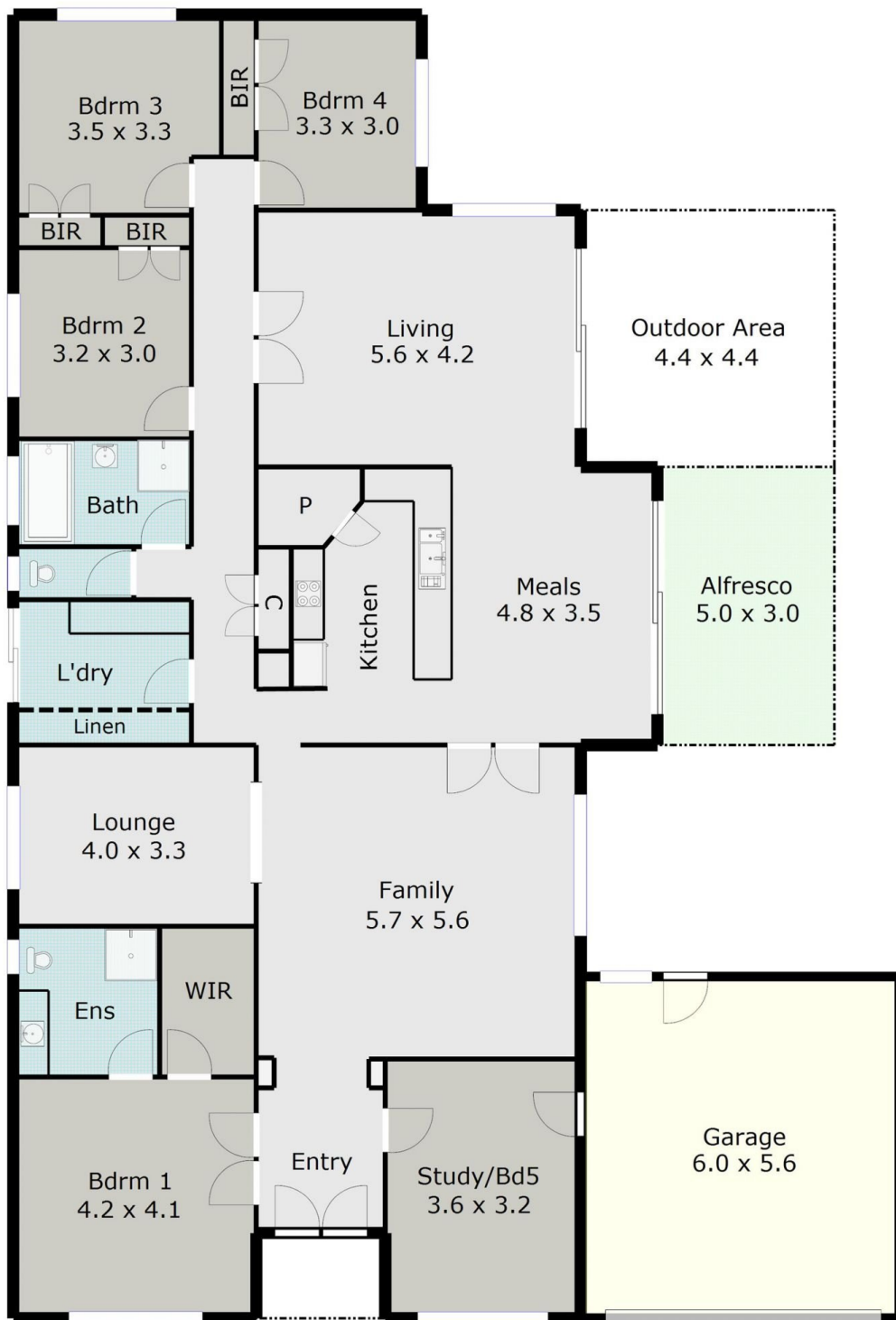


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TOTAL LIVING AREA: APPROX. 24.8 SQ



DISCLAIMER:

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

