



**1359 Gregory Street Lake Wendouree VIC**

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Located in a prime real estate position, literally one block from Lake Wendouree on 742m2 allotment, we offer you a rare and unique opportunity to secure this versatile property poised for renovation, your dream home site or new development (STCA). Future success is assured, whichever path is pursued with this 1950's stylish art deco waterfall design brick veneer home. Surrounded by refined, prestigious homes and close access to some of Ballarat's finest private and public schools, 2mins to CBD which provides close access to shops, restaurants and medical facilities this location is prominent and appealing. Flexible in its current design to be either three bedrooms or two and two living areas plus two bathrooms and with shared drive on the northern side of Lake Wendouree. When location is paramount, potential the key and combined makes the perfect venture! Call now.

**Land Size** : 742 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/lake-wendouree/residential/house/6187894>

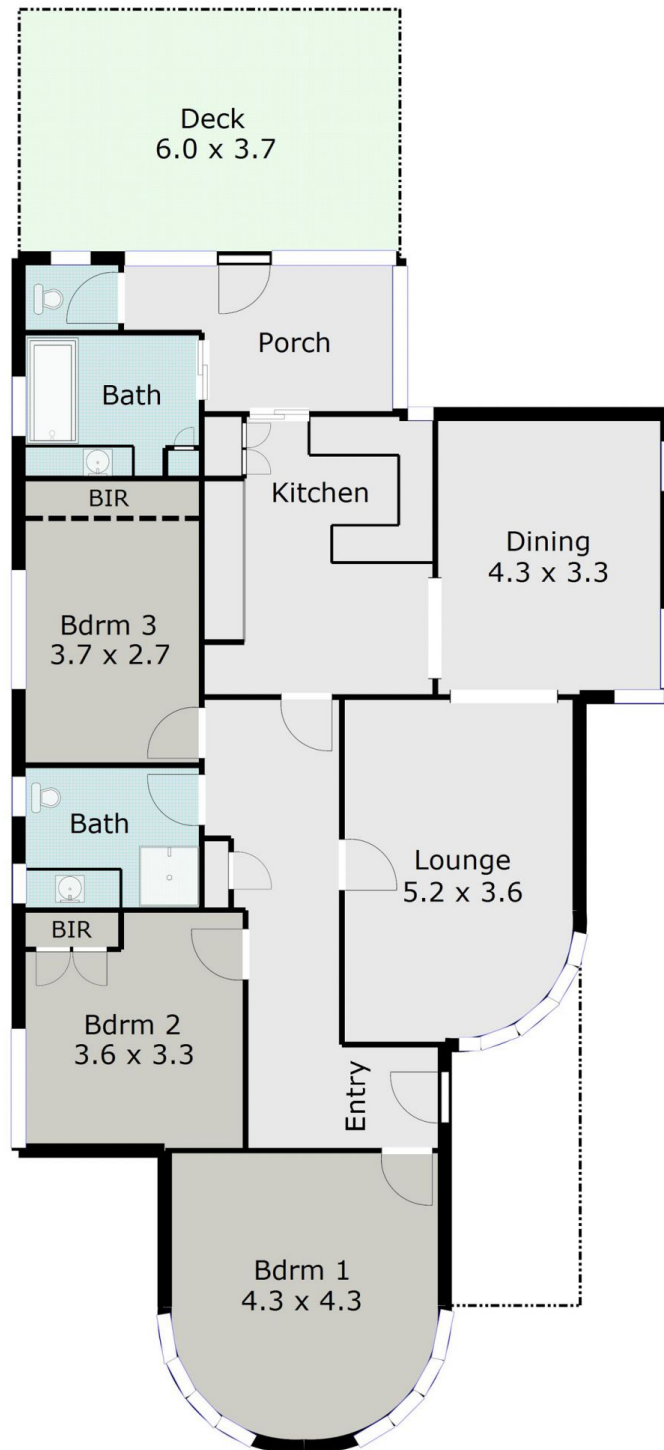


**Tony Lockyer**  
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**Robert Cunningham**  
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TOTAL LIVING AREA: APPROX. 14.6 SQ



DISCLAIMER:

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

