



264 Forest Street Wendouree VIC

2 1 2

When it comes to location, it doesn't get any better than this! Walk to Howitt Street shopping strip and Lake Wendouree, close to private (opposite Ballarat Grammar) and public schools plus Stockland Shopping Centre, this property will appeal to a range of different buyers. Full of appeal for first home buyers or downsizers and for the investors - currently leased periodically at \$260 per week, providing an opportunity for sound and secure investment. Inside the 2BR home you will be pleasantly surprised with a huge living space, open and naturally light filled kitchen/meals area all updated recently throughout, including plumbing and electrical. Outside a low maintenance 354m2 allotment provides a fantastic open backyard space, private decked area and the bonus of two street frontages enables side access and secure parking under the carport off Norman Street. This delightful home is ready to enjoy or take the opportunity to update even

Price : \$ 285,000
Land Size : 354 sqm
View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/6188171>

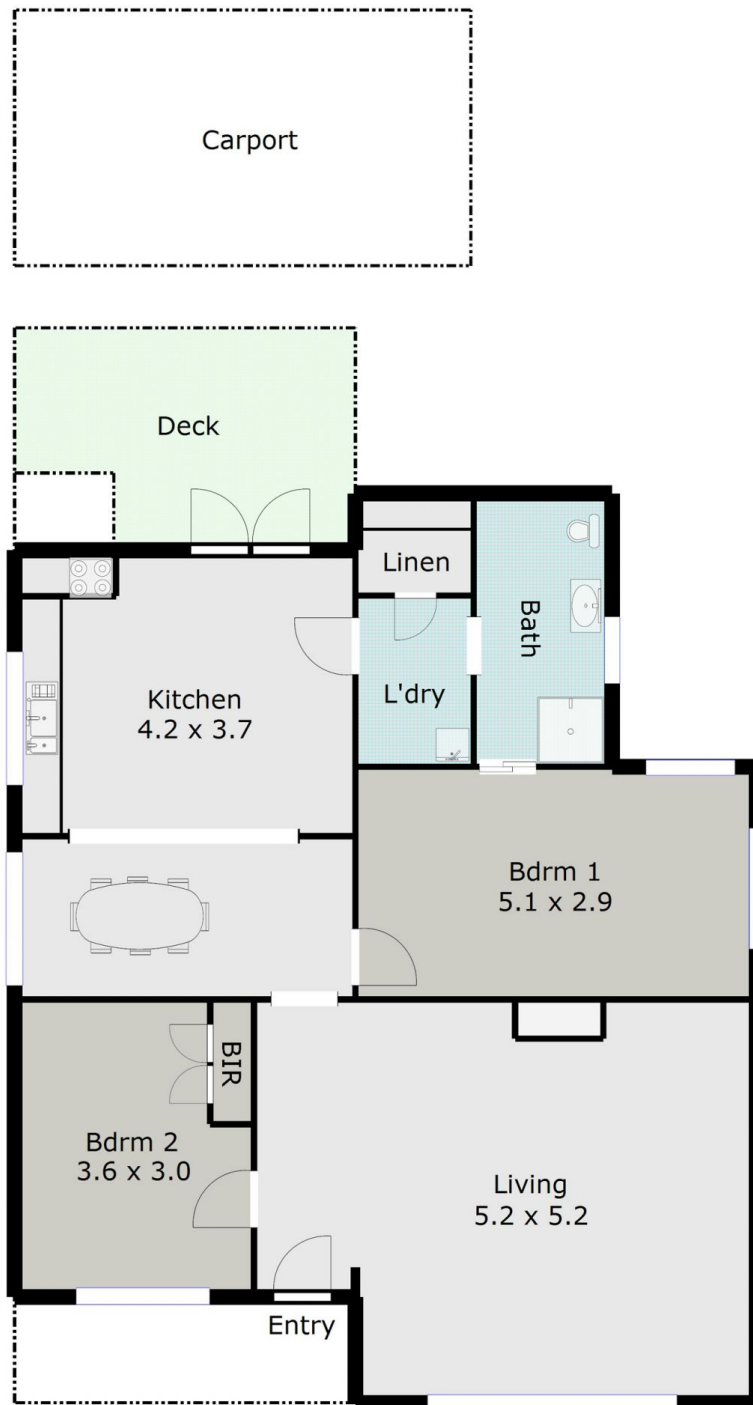


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TOTAL LIVING AREA: APPROX. 11.8 SQ



DISCLAIMER:

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

