









## 264 Forest Street Wendouree VIC

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

2 😕 1 🔓 2 🗬

**Price** : \$ 285,000 **Land Size** : 354 sqm

View: https://www.doepels.com.au/sale/vic/ballara

t-western-district/wendouree/residential/hou

se/6188171



Tony Lockyer 03 5331 2000



John Morris 03 5331 2000





## DISCLAIMER:

