






### 524 Wendouree Parade Lake Wendouree VIC

3  2  2 

Expression of Interest close Tuesday 28th March at 5pm - Unless SOLD prior.

Perfectly positioned on a 755m<sup>2</sup> allotment in one of Ballarat's most in demand and seldom available real estate locations, the prestigious and notable Wendouree Parade, a magnificent opportunity is presented for position buyers or developers. Short convenient stroll to the Lake Wendouree North Gardens reserve, Ballarat Botanical Gardens, some of Ballarat's finest schools, hospitals, local cafes and easy access to public transport plus the popular Ballarat farmers market each month.

North shore facing to capture the best unobstructed and intimate views; undoubtedly providing some outstanding picturesque landscapes of the changing seasons that Lake Wendouree has to offer, all captured from purpose built

**Land Size** : 755 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/lake-wendouree/residential/house/7450071>



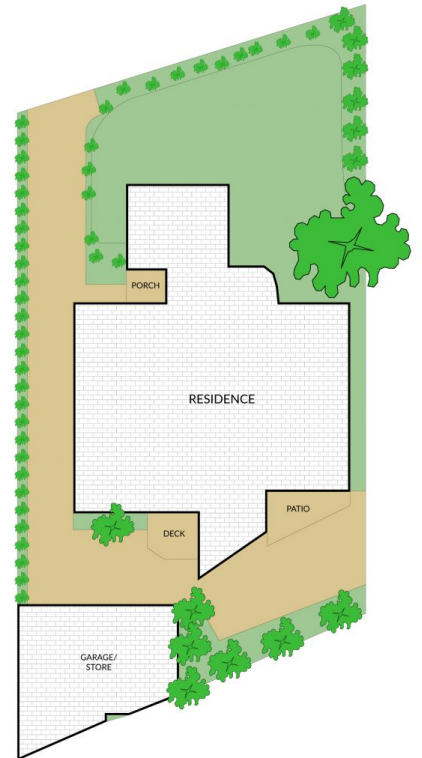
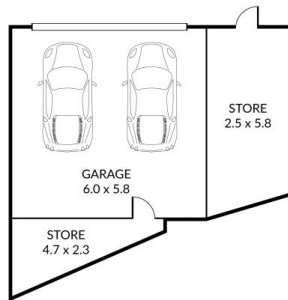
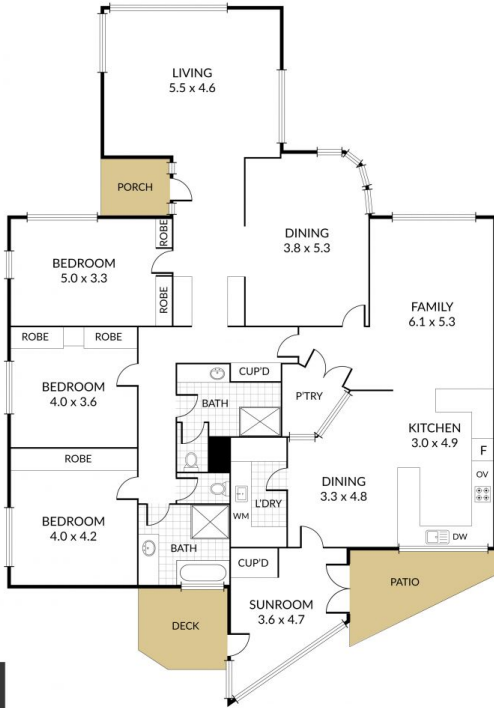
**Robert Cunningham**  
5337 0040

Internal 242m<sup>2</sup> External 512m<sup>2</sup> Land Size 754m<sup>2</sup>

# 524 Wendouree Parade, Lake Wendouree



3 x 2 x 2 x



**Doepel  
Lilley+  
Taylor**  
Real Estate Est. 1885

NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.