



### 9 Fisher Street Wendouree VIC

3 1 4

A modern sleek renovation creates comfortable living via a cleverly designed floorplan enhanced for relaxation yet catering for streamlined entertaining. This is a beautifully well-appointed three bedroom home on a 646m2 allotment sitting in a prime Wendouree location only a short walk to Lake Wendouree and the beautiful Botanical Gardens. Ballarat's rich heritage makes it a popular tourist destination offering extensive range of sporting tournaments, themed attractions, architectural history and cultural displays, therefore this unique property is a fantastic option for short term rental/Airbnb hosts. Located within easy access to the Train Station and only 8mins from CBD enhances the viability provided for guest accommodation or commuters, but definitely will also create immense interest with multiple buyers from investors, to 1st home buyers, retirees or an inviting family home.

**Price** : \$ 510,000  
**Land Size** : 646 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7453173>

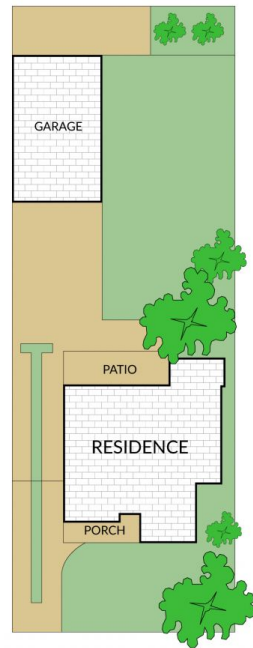
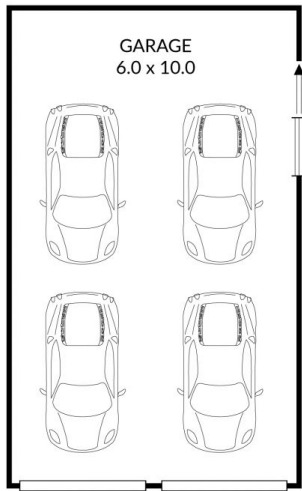


**Leigh Hutchinson**  
**03 5331 2000**

Internal 161m<sup>2</sup> External 485m<sup>2</sup> Total 646m<sup>2</sup>

3 x  1 x  4 x 

9 Fisher Street, **Wendouree**



**Doepel  
Lilley+  
Taylor**

Real Estate. Est 1888

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