



### 23 Brinkley Avenue Wendouree VIC

4 2 2

Plenty of natural light fills this charming freshly updated 4 bedroom family home on a great sized allotment of 679m<sup>2</sup>. Situated in a well-established neighbourhood within high demand Wendouree, just minutes to popular Lake Wendouree and some of Ballarat's most highly regarded schools.

Renovated inside and out, the warm inviting floorplan welcomes you with neutral tone colours adding a fresh touch of modernity blended to enhance the original features. The main hub is open plan, boasting a generously proportioned kitchen that seamlessly connects to the meals and living space. A second living space provides the perfect family room or formal lounge complete with large sliding doors opening directly to the outdoor undercover area. Other features to enhance this properties appeal are split system heating and cooling, new electric fireplace as a

**Price** : \$ 520,000  
**Land Size** : 679 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7708429>



**Matthew Tunbridge**  
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Internal 138m<sup>2</sup> External 541m<sup>2</sup> Land Size 679m<sup>2</sup>

23 Brinkley Avenue, **Wendouree**



4 x 2 x 2 x



**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.