

23 Brinkley Avenue Wendouree VIC

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Plenty of natural light fills this charming freshly updated 4 bedroom family home on a great sized allotment of 679m². 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>



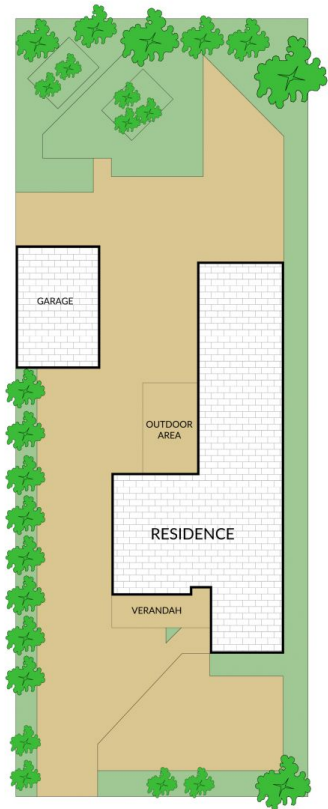
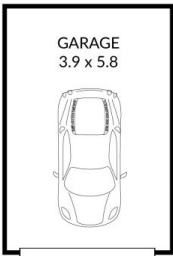
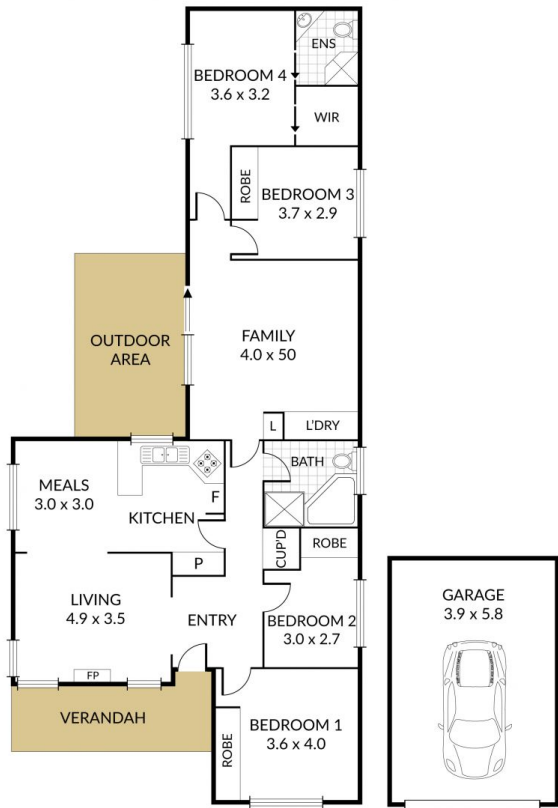
Matthew Tunbridge
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Internal 138m² External 541m² Land Size 679m²

23 Brinkley Avenue, **Wendouree**



4 x 2 x 2 x



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