



1/1116 Howitt Street Wendouree VIC

4 2 2

A unique opportunity is presented with this appealing architecturally designed townhouse, beautifully situated in an unparalleled location providing convenient close access to shopping centre and local shopping hub, Ballarat Grammar, Wendouree train station, recreational facilities and other crucial amenities. A fantastic 5 minute walk to the gorgeous Lake Wendouree and only 10 minutes to the CBD. This property makes an optimal choice for those seeking a relaxed, low maintenance, lock up and leave convenient lifestyle, yet offers an abundance of internal space to cater for the whole family to live, relax and entertain.

Immerse yourself in plenty of natural light that fills this spacious 4 bedroom townhouse. Boasting a large master suite with walk in robe and ensuite, 2 further good sized bedrooms with built in robes and a 4th bedroom to the front

Price : \$ 625,000
Land Size : 452 sqm
View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7764539>



Robert Cunningham
5337 0040



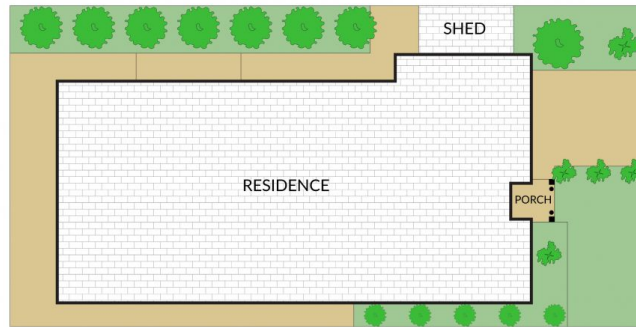
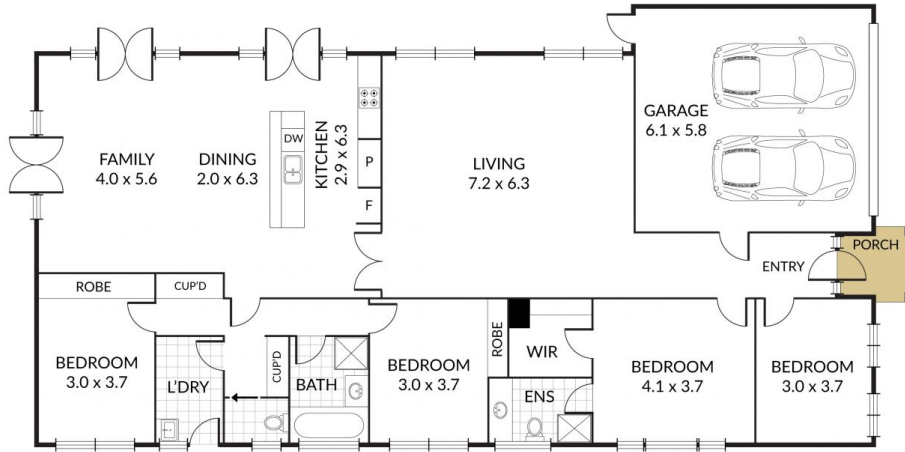
Matthew Tunbridge
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Internal 222m² External 230m² Total 452m²

1/1116 Howitt Street, **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.