



### 32 Norfolk Avenue Lake Gardens VIC

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Immerse yourself in the heart of Ballarat, with amenities and natural beauty just steps away. Start your new downsizing journey and retire in comfort within the tightly held suburb of Lake Gardens, perfectly positioned directly behind the Ballarat Botanical Gardens.

This extremely well maintained and cared for 2 bedroom home offers low maintenance living and exclusive lake access via a short walk, bask in the beautiful sceneries this area has to offer. A location that has enormous benefits being close to Golf club, Aquatic centre, renowned schools, shopping centres and hubs in Wendouree and Alfredton plus a bus service runs along Gillies St and the Wendouree Train Station.

Featuring a spacious open-plan living, dining, and kitchen hub filled with natural light that seamlessly connects to the

**Price** : \$ 592,000  
**Land Size** : 350 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/lake-gardens/residential/home/7790861>



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DISCLAIMER:

ALL DIMENSIONS ARE APPROXIMATE & NOT 100% TO SCALE.  
FOR FURTHER INFORMATION, PLEASE CONTACT YOUR AGENT DIRECTLY.

