



### 1436 Gregory Street Lake Wendouree VIC

3 1 2

Rarely do opportunities become available to secure a classical and stylish cream brick home set back off Gregory Street on such a substantial parcel of land, in this premier Lake Wendouree locale. Set on 919sqm (approx) the home enjoys a premium location within the Lake Wendouree Gardens area and a short stroll to the Lake itself. Within walking distance to the Howitt Street Shopping strip, Ballarat Grammar, medical services, the Wendouree Station and an array of sporting facilities.

Set upon the wide tree lined street, the home is accessible through the light filled front enclosed porch and offers a wide formal entry, three generous sized bedrooms with the master featuring a built-in-robe. The renovations to the spacious kitchen offering ample storage and stone bench tops, seamlessly flowing into the open meals area. A private generously size lounge room features corner

**Price** : \$ 860,000

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/lake-wendouree/residential/house/7819379>



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Internal 295m<sup>2</sup> External 625m<sup>2</sup> Land Size 920m<sup>2</sup>

1436 Gregory Street, **Lake Wendouree**



3 x 1 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.