



### 16 Ercil Street Wendouree VIC

3 1 2

An incredible opportunity to enter the highly sought after Wendouree market and enjoy the lifestyle! A super convenient 7 minute walk to Lake Wendouree and with easy access to supermarkets, chemists, cafes, Wendouree train station, recreation facilities and both private and public schooling. Well maintained and beautifully presented the façade of this 3 bedroom home is framed by the lovely manicured gardens presenting incredible street appeal. A charming, character filled cream brick home sure to appeal to all buyers and is situated on a large 597m2 block in a quiet street with only local traffic.

The formal entrance into the sunroom offers a welcoming ambience and leads to an open, light filled central living space that adjoins a separate kitchen and dining areas complete with gas heating and an air conditioning unit, plus the home is serviced by central heating throughout. The

**Price** : \$450,000-\$470,000  
**Land Size** : 597 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/7958755>



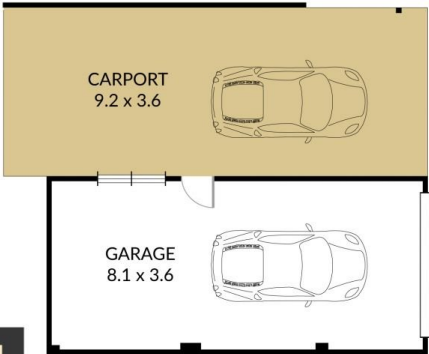
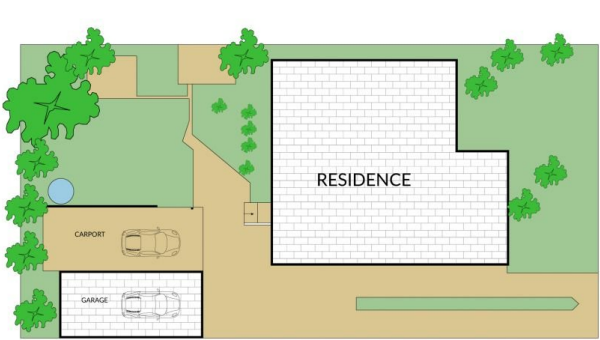
**Matthew Tunbridge**  
03 5331 2000

Internal 140m<sup>2</sup> External 457m<sup>2</sup> Land Size 597m<sup>2</sup>

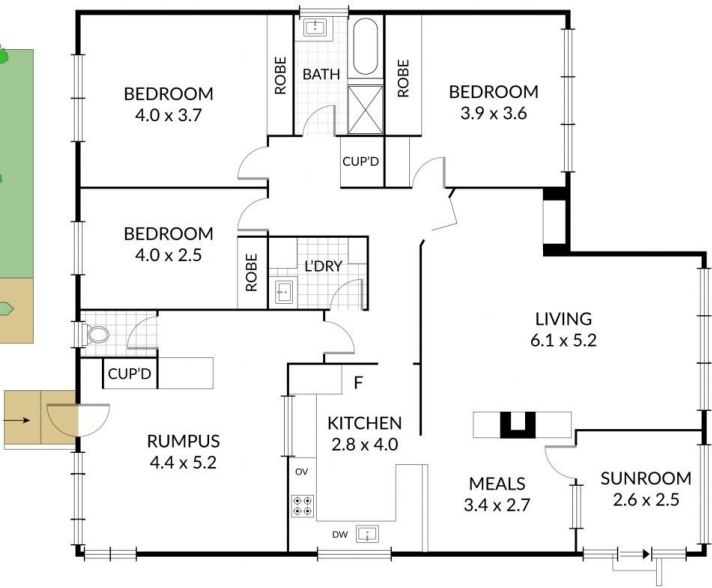
16 Ercil Street, **Wendouree**



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**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.