

**1/10 Devon Street, Lake Wendouree, Vic 3350**



**House For Sale**

Thursday, 11 January 2024

1/10 Devon Street, Lake Wendouree, Vic 3350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Dominic Morrison  
0353312233



Mitchell Burgess  
0458019897

**\$850,000 - \$900,000**

Positioned just metres from Lake Wendouree is this solid and low maintenance three-bedroom home. This is Ballarat's premiere location with the lake and famous walking track at the end of your street as well as being close to Ballarat Train Station, hospital precinct, CBD, top schools and cafes. The red brick home makes an ideal first home, downsizing option or investment with minimal upkeep required. There are three bedrooms, master with ensuite and walk in robe while the other bedrooms have built in robes. The main bathroom has separate shower and bath while there is also a full laundry. The chef's kitchen has 900mm over and cooktop with plenty of storage and bench space while the lounge and dining rooms is spacious and light filled. The home is serviced by gas central heating and split system for all year-round comfort. The home is ideal for entertaining with large alfresco and outdoor entertaining area complete with full outdoor kitchen including oven and cooktop. There is also a built in TV unit. The backyard is enclosed for kids and pets to play safely. There is rear access to a single remote garage for secure car parking as well as further off-street parking. This is a rare opportunity to purchase a quality home in a blue-chip location, the exclusive listing agent Dominic Morrison looks forward to meeting you at another busy Ballarat Real Estate open home.