

1/4 Mauger Street, Wendouree, Vic 3355



Unit For Sale

Thursday, 25 April 2024

1/4 Mauger Street, Wendouree, Vic 3355

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 212 m2

Type: Unit



Tony Zelencich
0353000000

\$289,000 - \$299,000

Designed for practical living, this property is an excellent choice for first home buyers, savvy investors, or those seeking a downsized lifestyle. • Comprising of two generous sized bedrooms with both having built in robes. • The bathroom is spacious in size and offers separate shower great sized vanity. • The open plan / dining kitchen living area is well-equipped, the kitchen showcases gas upright stove, built in pantry as well as plenty of cupboard and bench preparation space. • Car accommodation is well catered for with a single carport positioned on the side of the complex. • The unit also showcases a private courtyard with under cover entertainment area and garden shed. • With an estimated rental return of \$310 per week this would make for a wonderful investment to set and forget. • Positioned perfectly in the well-regarded suburb of Wendouree, the home is within walking distance to the highly regarded Ballarat Grammar School, Stockland Wendouree, top quality walking tracks, the Ballarat Basketball Stadium, Wendouree Train Station and a just short drive to the Ballarat CBD, a very envious lifestyle awaits. • An incredible opportunity to break into the popular Wendouree suburb or simply add that stress free investment to the property to the portfolio. • Be quick on this one! Contact Tony to arrange your very own private inspection.