

**11 Conniston Street, Wendouree, Vic 3355**



**House For Sale**

Wednesday, 24 April 2024

**11 Conniston Street, Wendouree, Vic 3355**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 653 m2**

**Type: House**



Paul McGourlay  
0423508070



Jesse Manton  
0409166913

**\$445,000 - \$465,000**

Nestled in the heart of Wendouree, 11 Conniston Street presents a wonderful opportunity to secure a well-maintained residence that has been cherished by its owners since it was built in 1976. This delightful property boasts a range of features ideal for comfortable family living. Upon arrival, you'll be greeted by the classic charm of this 3-bedroom home situated on a spacious 653m<sup>2</sup> block. The exterior is inviting with beautifully landscaped gardens that enhance the street appeal. Inside, the home offers a blend of classic comfort and modern updates. The renovated bathroom and updated kitchen reflect contemporary style and functionality, ensuring convenience for everyday living. The kitchen is the heart of the home, featuring modern appliances and ample storage space with the open plan meals area with split system air conditioning. The layout includes a formal large living area, perfect for entertaining guests or relaxing with family. This space provides versatility and can be adapted to suit your lifestyle needs. Other features include the separate laundry, gas central heating and the carport for off street car parking. One of the standout features of this property is the expansive undercover alfresco area, ideal for outdoor dining and enjoying the peaceful surroundings. The well-landscaped gardens create a private oasis, offering tranquillity and a pleasant outdoor experience. Located in a family-friendly neighbourhood, this home is conveniently within walking distance to Mount Rowan Secondary College and a short drive to Ballarat Grammar and Stockland Wendouree, providing easy access to everything you need as well as the Melbourne freeway. If you're seeking a home that has been loved and cared for, 11 Conniston Street is a must-see. Don't miss out on this opportunity to secure a wonderful family home in a sought-after location. Contact us today to arrange a private inspection and make this your new home.