

**13 Park Street, Wendouree, Vic 3355**



**Sold House**

Thursday, 12 October 2023

13 Park Street, Wendouree, Vic 3355

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 991 m2**

**Type: House**



Damian Larkin  
0417088755

## Contact agent

Situated on a spacious allotment of approximately 1000m<sup>2</sup>, this charming three-bedroom home offers a plethora of possibilities. It's conveniently located within walking distance of shops, the Wendouree train station, Ballarat Grammar school, and Lake Wendouree and easy access to the Western Freeway. The house exudes character and retains many original features. Abundant natural light fills the interior, making it an excellent candidate for either renovation or potential subdivision (STCA). The three generously-sized bedrooms share a central bathroom. The kitchen is bright and offers views of both the front and rear yards. Additional noteworthy features include gas central heating and a single-car garage with storage space. Contact Damian Larkin on 0417 088 755 to arrange your private viewing.