

1317 Gregory Street, Lake Wendouree, Vic 3350



House For Sale

Friday, 9 February 2024

1317 Gregory Street, Lake Wendouree, Vic 3350

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 669 m2

Type: House



Liam Crowley
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Jennifer Quilliam
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\$785,000 - \$850,000

Here lies an opportunity to establish oneself in Ballarat's Blue-Chip Location of Lake Wendouree. This weatherboard home sits on two titles totalling approximately 669m². A versatile floorplan allows for four or five bedrooms and one or two living areas. The open plan kitchen/dining/lounge is of large proportions. Gas central heating, gas log fire and several ceiling fans service the home. There are original features retained in the home including pine flooring and open fire places. Outside showcases established gardens, undercover entertaining area, garden shed and single carport with plenty of space for further off-street parking. The property is solid as is but certainly lends itself to value add to by way of renovation. Currently leased to an excellent tenant @ \$390 p/w until early April the property can be utilised as an investment for now or can be available with vacant possession. A stones' through to Lake Wendouree, Botanic Gardens, schooling and major shopping this property will suit a variety of discerned property enthusiasts. Contact Liam direct to discuss further.