

**15 Dover Street, Wendouree, Vic 3355**



**Sold House**

Friday, 1 September 2023

15 Dover Street, Wendouree, Vic 3355

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 606 m2**

**Type: House**



Dominic Morrison  
0353312233



Mitchell Burgess  
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**\$355,000**

This neat and tidy three- or four-bedroom brick veneer home presents a rare entry level buying opportunity close to Stockland Wendouree, Ballarat Grammar and Wendouree Train Station. The home is versatile in that it could be a three-bedroom, two living area home or even a four-bedroom home. Being a brick veneer, it is solid and low maintenance and the current owners have painted and put down new carpet. The lounge room is spacious with split system and gas heating while there is also a kitchen with attached meals area. All three bedrooms are a generous size and don't forget the large room at the rear of the house which would be an ideal rumpus room or fourth bedroom. The bathroom has separate shower and bath while there is also a full laundry. Outside you have plenty of space to further develop the property with an allotment of just over 600m<sup>2</sup> (approx.). This is the best value, well located home to come to the market in some time and will not last long, the exclusive listing agent Dominic Morrison looks forward to meeting you at another busy Ballarat Real Estate open home.