

15 Montgomery Street, Wendouree, Vic 3355



House For Sale

Friday, 17 November 2023

15 Montgomery Street, Wendouree, Vic 3355

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 606 m2

Type: House



Paul McGourlay
0423508070



Jesse Manton
0409166913

\$425,000 - \$450,000

Nestled in the heart of Wendouree, this residence offers a perfect canvas for families, first-time homebuyers, or investors. The property's thoughtful layout includes a formal living area, providing an ideal space for relaxation and entertaining. The open plan kitchen and dining area seamlessly connect, creating a warm and inviting atmosphere. With a separate study or crafts room, the potential for a home office or creative space adds an extra layer of versatility to this charming property. Spread across a generous 606m² block, this home ensures ample space for both indoor and outdoor activities. A carport and single lock garage or workshop provide secure parking and storage solutions. The backyard features an undercover alfresco area, perfect for enjoying the outdoors in any weather. Other key features include the evaporative cooling, a gas heater in the living area and separate laundry. Positioned just steps away from Montgomery Street Reserve perfect for families to take the kids or pets. Situated in close proximity to Ballarat Grammar, one of the region's premier educational institutions, families can enjoy the convenience of quality education for their children. Additionally, the residence is conveniently located near Stockland Wendouree, providing easy access to shopping and dining. Commuters will appreciate the proximity to Wendouree Train Station, facilitating stress-free travel to and from the city and best of all you are just 2.4km to the beautiful Lake Wendouree.