

**17 Lake Street, Wendouree, Vic 3355**



**Sold House**

Tuesday, 16 January 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1009 m2**

**Type: House**



Damian Larkin  
0417088755

**\$600,000**

This property is located in close proximity to the splendid Ballarat Grammar School and kindergarten. Additionally, it is conveniently situated near the Wendouree Railway Station. A short walk will take you to the expanded Stockland Shopping Centre, and it's even closer to the Howitt Street shopping, medical, and entertainment area. You can also enjoy a walk to Lake Wendouree and The Botanical Gardens. The house itself is a sturdy 1950s home that has been occupied by the current renters for a number of years. Constructed with brick veneer, a terracotta tile roof, and modern aluminum windows, the property is described as rock solid. The floorplan highlights three bedrooms, a bathroom with tiled floors to the ceiling, a kitchen, and a separate lounge. In addition to the main living spaces, there are several external rooms suitable for recreation, hobbies, office, or storage. The property includes a garage and a carport. Situated on a true quarter-acre block, approximately 1009m<sup>2</sup>, there is potential for further development (STCA).