

**2/1 Adela Street, Wendouree, Vic 3355**



**Sold Unit**

Friday, 18 August 2023

2/1 Adela Street, Wendouree, Vic 3355

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 252 m2**

**Type: Unit**



Tony Zelencich  
0353000000

**\$350,000**

Situated along a quiet street in the well-regarded suburb of Wendouree is this roomy unit that has been thoughtfully cared for and will leave the first home buyer, downsizer or investor super impressed. • Comprising of two generous sized bedrooms both of which feature built in robes that boast plenty of space. • The bathroom is spacious in size and offers separate shower, built in bath and great sized vanity. • The open plan dining / kitchen / living area is well-equipped, the kitchen showcases a gas upright stove, built in pantry as well as plenty of cupboard and bench preparation space. • The light filled living room is positioned at the front of the home accompanied with gas heater. • Outside we are all set on a spacious 252sqm greeted by well-established gardens at the back. • Car accommodation is well catered for with a single lock up garage. • With an estimated rental return of \$300 per week this would make for a wonderful investment to set and forget. • Positioned perfectly in the well-regarded suburb of Wendouree, the home is within walking distance to the highly regarded Ballarat Grammar School, Stockland Wendouree, top quality walking tracks, the Ballarat Basketball Stadium, Wendouree Train Station and a just short drive to the Ballarat CBD - a very envious lifestyle awaits. • An incredible opportunity to break into the popular Wendouree suburb or simply add that stress free investment to the property to the portfolio. • Be quick on this one! Contact Tony to arrange your very own private inspection.