

**2/7 Martin Avenue, Lake Wendouree, Vic 3350**



**House For Sale**

Friday, 5 April 2024

2/7 Martin Avenue, Lake Wendouree, Vic 3350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Dominic Morrison  
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Mitchell Burgess  
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**\$545,000 - \$585,000**

This red brick two-bedroom home sits in one of Ballarat's best tree-lined streets that runs straight into famous Lake Wendouree. The location is also convenient to Wendouree Train Station, Howitt Street shopping strip and Ballarat Grammar. The home offers a desirable lifestyle with Lake Wendouree at your door step while the low maintenance nature of the property allows you to pack up and travel at the drop of a hat without worrying about your property's upkeep. The home is very neat and tidy and ready for the lucky purchaser to move straight in. The modern kitchen with induction cooking has a bright attached meals area while the lounge is also generous. There are two bedrooms with built in robes and a bathroom with separate shower and bath. Other features inside include full laundry, direct access to single remote garage, gas central heating and a split system. Outside you have a secure enclosed yard with a mature garden. Homes of this quality in this blue chip location do not last long, the exclusive listing agent Dominic Morrison looks forward to meeting you at another busy Ballarat Real Estate open home. TH1604