

# 2 Linden Avenue, Wendouree, Vic 3355

## House For Sale

Saturday, 21 October 2023

**BALLARAT**  
PROPERTY AGENTS

2 Linden Avenue, Wendouree, Vic 3355

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 636 m2**

**Type: House**



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**\$410,000 - \$420,000**

Strategically situated within mere minutes' walk to Lake Wendouree, Ballarat Grammar, the Medical Precinct, Wendouree Train Station, and a host of amenities, this property boasts a truly advantageous location. The potential is boundless with this 636m<sup>2</sup> (approx.) allotment, offering the possibility of extension or subdivision (STCA). The residence comprises two generously sized bedrooms, a spacious lounge room equipped with gas heating, and a country-style kitchen featuring gas cooking. The family bathroom is meticulously appointed and showcases a separate shower and bath. The rear of the property features an enclosed, north-facing sunroom – an inviting spot to enjoy a cup of tea while overlooking the backyard. Completing this property is a single carport, rounding off the practical features of this appealing package. Call me today to book your private inspection