

**20 Brawn Avenue, Lake Wendouree, Vic 3350**



**House For Sale**

Wednesday, 22 November 2023

20 Brawn Avenue, Lake Wendouree, Vic 3350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 644 m2**

**Type: House**



Mark Nunn  
0409412518



Josh Gay  
0458303270

**\$925,000 - \$975,000**

Welcome to a harmonious blend of contemporary living and the tranquil beauty of one of Ballarat's most sought-after neighbourhoods. This single-story brick residence, perfectly positioned near the picturesque Lake Wendouree, offers a lifestyle of comfort and convenience. Just moments away, local cafes, parks, recreational facilities and walking tracks are right at your doorstep. Step inside this thoughtfully renovated home, and you'll immediately be captivated by its charm. The living, kitchen, and dining areas seamlessly blend together, creating an open and inviting space. The kitchen, is a masterpiece with its generous size and complete with ample storage throughout. The residence features two bedrooms both complete with built in robes. The bathroom boasts a large walk-in shower, modern vanity, and a separate powder room for added convenience. As you step outside, you'll discover the perfect venue for entertaining – a spacious outdoor area that will undoubtedly become the backdrop for countless gatherings and entertaining family and friends. Additional features include a double lock-up garage for secure parking and hydronic heating for year-round comfort. Seize the opportunity to make this stunning home yours. Contact us today to arrange a private viewing and discover the beauty and functionality this property has to offer!