

# 212 Learmonth Road, Wendouree, Vic 3355

## Sold House

Tuesday, 16 January 2024

212 Learmonth Road, Wendouree, Vic 3355

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Catharina Hartzheim  
0429880290



Damian Shackell  
0448777313

**\$377,500**

This solid house is now available for sale, offering a comfortable and convenient living experience. With its prime location and desirable features, this property is sure to capture your attention. Featuring 2 spacious bedrooms and 1 well-appointed two way bathroom, this house is perfect for investors, small families or couples looking for a cozy home. The bedrooms are thoughtfully designed to provide ample space and natural light, ensuring a peaceful retreat after a long day. The home has recently had new carpets installed and some painting done. The property also boasts a generous garage space, providing secure parking for 2 vehicles. There is remote roller door access and direct entry to the home. Inside, the house showcases a functional layout that maximizes space and functionality. The open-plan living and dining area seamlessly flow together, creating a versatile space for relaxation and entertainment. The kitchen is equipped with modern appliances and ample storage, making it a joy to prepare meals. Located in the sought-after suburb of Wendouree, this property is surrounded by a range of amenities. Within close proximity, you will find schools, parks, shopping centre, and public transport options, ensuring convenience at your doorstep. The price guide for this property is \$375,000 - \$400,000, presenting an excellent opportunity for buyers seeking a well-priced and well-maintained home. Ballarat's Best-Selling Team