

23 Brinkley Avenue, Wendouree, Vic 3355

Doepel Lilley+Taylor
Real Estate. Est. 1888

Sold House

Friday, 25 August 2023

23 Brinkley Avenue, Wendouree, Vic 3355

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 679 m2

Type: House



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\$520,000

Plenty of natural light fills this charming freshly updated 4 bedroom family home on a great sized allotment of 679m². Situated in a well-established neighbourhood within high demand Wendouree, just minutes to popular Lake Wendouree and some of Ballarat's most highly regarded schools. Renovated inside and out, the warm inviting floorplan welcomes you with neutral tone colours adding a fresh touch of modernity blended to enhance the original features. The main hub is open plan, boasting a generously proportioned kitchen that seamlessly connects to the meals and living space. A second living space provides the perfect family room or formal lounge complete with large sliding doors opening directly to the outdoor undercover area. Other features to enhance this properties appeal are split system heating and cooling, new electric fireplace as a main feature, pendant light fixtures, downlights, separate bath and shower, discrete Euro laundry, ensuite and walk in robe to the master suite, built in robes to three other bedrooms of good size and plenty of storage throughout. Conveniently accessible off street parking options available for family members or visitors, single lock up garage with added room for a caravan, boat, trailer or additional vehicles; good option for the tradies needing that extra room. Encasing the home is low maintenance gardens, the perfect fenced rear yard for kids or the dog to explore, plus undercover options for those rainy days. Style and functionality is combined with comfort and convenience, this super location is close to an array of amenities like parks, reserves, sporting facilities, public transport including train station and local shopping precincts - this property ticks all the boxes for multiple buyer categories. Don't miss your chance call Matt today and book your inspection to see all this property has to offer you.