

**23 Shaw Avenue, Wendouree, Vic 3355**

**Sold House**

Thursday, 4 April 2024

23 Shaw Avenue, Wendouree, Vic 3355

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 691 m2**

**Type: House**



Luke Veal

**\$510,000**

Located across the road from Ballarat Grammar School, and within easy walking distance to Wendouree primary school as well as Stockland shopping complex, this home is set on a corner block of approx. 691 square metres, and offers a multitude of possibilities for the family. The retro kitchen is most functional and has ample bench space which not only allows for easier food preparation, but for serving the meals directly to the family dining area as well. Accommodation includes three generous sized bedrooms, with the master having a private ensuite. A family bathroom, separate laundry and plenty of storage further complete this functional floorplan. Surrounded by established trees and mature gardens, the backyard is private and offers entertaining room as well as a lockup garage and carport. Ideally located, it's worth noting that homes in this pocket of Wendouree do not remain on the market for very long, so please call Luke Veal on 0438 302 805 to arrange your private inspection.