

**24 Oak Street, Wendouree, Vic 3355**

**Sold House**

Friday, 25 August 2023

24 Oak Street, Wendouree, Vic 3355

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**\$510,000**

The location is fantastic, the scope for further development is amazing (stca) , the building is rock solid and has huge street appeal so you should be on the phone to the agent immediately. This is a lovely 3-bedroom single storey 1960s brick home within walking distance to Ballarat Grammar, Wendouree and Stockland shopping centres, Lake Wendouree, Wendouree Rail and Howitt St Medical precinct. Consisting of 3 bedrooms with BIR an updated kitchen laundry, 2 bathrooms and lovely living room with underfloor gas central heating. A huge rumpus room can double as a second living area and the size of the block (approx. 672m<sup>2</sup>) would suggest it's going to be a great yard for the kids to play in or you can explore further development options. This is the perfect investment or downsizer in what has quickly become one of greater Ballarat's most convenient locations. A Rental appraisal of \$300 - \$320pw would be attainable in the current market. Ballarat's Best-Selling Team