

**3 Yale Street, Wendouree, Vic 3355**



**House For Sale**

Friday, 9 February 2024

3 Yale Street, Wendouree, Vic 3355

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 683 m2**

**Type: House**



Damian Larkin

0417088755

**\$470,000 - \$495,000**

Introducing this delightful home near Ballarat Grammar, providing a stylish and cozy living space. Ideal for families or individuals seeking their perfect home, this property features 3 bedrooms, 1 bathroom, and a spacious 2-car garage. Upon entering, experience a warm and welcoming ambiance, with an open floor plan connecting the living, dining, and kitchen areas seamlessly. The updated kitchen boasts modern appliances, ample storage, and a breakfast bar. Additional highlights include two living areas, stone waterfall benchtops, a large undercover alfresco area, split system cooling, wood heating. Situated on a sizable 683m<sup>2</sup> block, the property is conveniently close to amenities like Stockland Wendouree, the train station, schools, and medical facilities. Don't miss the chance to explore this fantastic property in a sought-after location.