

# 3 Zelkova Place, Lake Gardens, Vic 3355



## Townhouse For Sale

Thursday, 15 February 2024

3 Zelkova Place, Lake Gardens, Vic 3355

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 243 m2

Type: Townhouse



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**\$479,000 - \$499,000**

Downsize in absolute style in an outstanding lakeside location. 5 minutes walk to the foreshore of Lake Wendouree and even less to the beauty of the Botanical Gardens. • Where else can you purchase a near new townhouse at this price level and in this proximity to the jewel in Ballarat's crown – Lake Wendouree? • Step inside to discover the master bedroom to your left, supported by an ensuite bathroom and a walk in robe. • Bedrooms 2 and 3 feature on the opposite side of the hallway with built in robes and are directly adjacent the family bathroom. The laundry separates bedrooms 2 and 3, and direct access to the remote lock up single garage. • The rear of the home is the open plan kitchen/meals/living space. There is gas central heating throughout and a split system here for cooling. • The kitchen features stone counter tops and a design that works. Stainless steel appliances including a feature 900mm freestanding gas stove and a dishwasher. • The rear yard is an extremely neat and tidy low maintenance space, paved beyond the rear roller door access from the garage through to a garden storage shed. • 5 minutes walk to the Wendouree Train Station – where you can commute to work in the city and enjoy the lower cost of living here in Ballarat as opposed to Metro. • Howitt Street convenience shopping and Stockland Wendouree also just walking distance away. This truly is the ultimate location.