

**4/216 Forest Street, Wendouree, Vic 3355**



**House For Sale**

Friday, 22 March 2024

4/216 Forest Street, Wendouree, Vic 3355

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 262 m2**

**Type: House**



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**\$445,000 - \$465,000**

Situated in a prime location opposite Ballarat Grammar, this property offers unparalleled convenience and charm. Within a tightly held complex, this two-bedroom, one-bathroom unit presents an ideal opportunity for comfortable living in a sought-after neighbourhood. Just moments away from Howitt Street shopping strip and a short distance from Stockland Wendouree, this residence boasts proximity to essential amenities and public transport links. Additionally, a short walk or ride takes you to the Lake and Ballarat Botanic Gardens. Upon entering, you're greeted by a wide entry hall that leads into a spacious, light-filled lounge area, perfect for relaxation and entertainment. The updated and bright kitchen features ample bench and cupboard space, and overlooks a separate dining area, creating an inviting space for family meals and gatherings. The home comprises two double-sized bedrooms featuring built-in robes, and other generous storage cupboards. The bathroom, with shower and vanity, provides functionality for everyday use. Additionally, the property includes a separate toilet and a good-sized laundry for added convenience. For year-round comfort, the home is equipped with gas central heating and evaporative cooling throughout. External features include a single carport with space for a second car a storage shed, and a north facing secure and private courtyard garden. With new blinds throughout adding to its appeal, this property is impeccably maintained and ready to accommodate your lifestyle needs. Don't miss out on the opportunity to make this conveniently located unit your own and experience the ease and comfort it has to offer. Schedule a viewing today and envision the possibilities that await you at 4/216 Forest Street, Wendouree!