

**5 Bowden Street, Wendouree, Vic 3355**



**House For Sale**

Friday, 17 November 2023

5 Bowden Street, Wendouree, Vic 3355

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 1169 m2**

**Type: House**



Paul McGourlay  
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**\$585,000 - \$615,000**

Discover a rare opportunity to embrace a lifestyle of comfort and convenience, this charming residence presents itself as more than just a home; it's a canvas awaiting your personal touch. With a blend of modern updates and timeless features, this property offers a unique chance to create a haven tailored to your preferences by extending the current home or even a potential subdivision STCA. Step into a residence designed for both practicality and aesthetic pleasure. Boasting 3 bedrooms and 1 bathroom, this home is an embodiment of comfortable living. The formal living area welcomes you with an abundance of natural light streaming through a large window, creating a warm and inviting ambiance. The sunroom, doubling as a second living area, overlooks the expansive 1169m<sup>2</sup> block (approx.), providing a tranquil retreat bathed in sunlight. The heart of the home is an updated kitchen that combines style with functionality. A huge undercover decked alfresco area adds an extra dimension to your entertaining possibilities. A private backyard offers serenity, and the property features a double carport, a double garage, a storage shed/crafts room, and an additional man cave or parking garage at the back. This residence seamlessly integrates practical elements with spaces for relaxation and recreation. Situated in one of the best pockets of Wendouree places you within walking distance of Lake Wendouree, Mars Stadium, and the vibrant Howitt Street shopping strip. Enjoy the ease of access to amenities such as Stockland Wendouree, and Wendouree Train Station. Ballarat Grammar is only 950m away making it an ideal location for young couples or families. This location not only provides a comfortable dwelling but also promises a lifestyle enriched by nearby recreational options and essential services. The perfect fusion of a charming home and an unbeatable location.