

**10 Edlyn Street, Wendouree, Vic 3355**



**House For Sale**

Sunday, 23 June 2024

10 Edlyn Street, Wendouree, Vic 3355

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Type: House**



Allister Morrison  
0438508855

**\$460,000 - \$470,000**

Perfectly positioned within walking distance to Ballarat Grammar, Lake Wendouree and a range of shopping and services on popular Howitt Street is this ideal opportunity to transform this comfortable home in such a prime locale. Upon stepping inside you are greeted by a separate formal entry which leads through to a wonderful living room with gas heating. The open plan kitchen and meals area which comes off the living room provides great utility with lots of cupboard space. The home enjoys three good sized bedrooms all with BIRS. In addition, there is a handy sunroom at the rear of the home. There is an updated central bathroom servicing the home. One of the key benefits of this property is the sprawling shedding and workshop space which would be ideal for a tradesperson or home handyman/hobbyist. There is also substantial car accommodation for up to 5 vehicles via both carport and garage. Outside is a wonderful pergola a yard area ideal for outdoor entertaining. This home is a must to inspect.