

# 39 Shelley Street, Wendouree, Vic 3355

## House For Sale

Thursday, 11 July 2024

39 Shelley Street, Wendouree, Vic 3355

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 673 m2

Type: House



Catharina Hartzheim  
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**\$495,000 - \$515,000**

This charming 3 bedroom, 2 bathroom, 2 living home is the perfect opportunity for those looking to settle down in a peaceful and family-friendly neighbourhood. With a spacious land area of approx. 673 sqm, there is plenty of room for outdoor activities and entertaining guests. The property features a large colourbond shed (for 2 vehicles) plus single garage accessed via Beech Avenue, providing ample space for parking and storage. When you enter the home, you'll notice the beautiful, polished floorboards throughout & gorgeous period ceiling features. The bedrooms are generously sized and have great storage with large built-in-robos. If you have guests visiting there is a great rumpus/second living room to the rear of the home with a very cool bar area making hosting a dinner party a breeze. The home has gas central heating throughout plus two split system air-conditioners to the rear and front of the home giving you all year round comfort. The kitchen has been updated in recent years and has fantastic bench preparation space & ample storage for a large growing family. Located in a convenient location, this property is close to schools, parks, shops, and public transport options. Don't miss out on the chance to make this house your new home. Contact us today to arrange a viewing! Ballarat's Best-Selling Team