



### 37 Cambridge Street WENDOUREE VIC

3 1 2

This home nicely positioned close to the Wendouree basketball stadium and in a lovely residential street will be the ideal home for you to consider. Ideal as your first home or investment home with a market rental of \$190 pwk. With room to move both inside and out, there are polished boards, built-in robes, gas heater, stove and HWS, open kitchen living and generous sized rooms throughout. There is an enclosed back room which creates a great living space, ideal as a kids playroom. Set on a spacious block with single garage. Call now to arrange an inspection. We can assist with finance too.

**Building Size** : 12 sqm  
**Land Size** : 597 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/6187038>



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