






**1/1358 Gregory Street LAKE WENDOUREE VIC**

**2**  **1**  **2** 

An immaculate home on its own title in a prime Lake Wendouree location only minutes to the Lake, Grammar School, station and shops. Comprising 2 spacious bedrooms, walk in robe and semi ensuite to main, built in robes to other, spacious double garage with remote panel lift door and the security of direct house access, and wonderful living areas with a fantastic northerly aspect. The kitchen is centrally located between the living and dining areas and is well appointed with gas appliances, dishwasher, split system heating/cooling, ducted gas heating, quality furnishings and the spacious feel of 8'6" ceilings. Well paved private courtyard featuring easy-care gardens, excellent fencing, sunblinds, security doors etc and all this is located on a separate land title of app 360sqm. An easy care home in one of Ballarat's best locations - Don't delay your inspection any longer.

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/lake-wendouree/residential/unit/6187294>



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