



### 33 Eton Street WENDOUREE VIC

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A wonderful opportunity exists for the first home buyer, young tradie or an old hand at renovating to turn this into a delightful home or investment. Close to the Wendouree Uniting Church, Mineridome, Ballarat Grammar and Stockland Shopping Centre. Featuring three bedrooms, large living with gas heater, a kitchen/meals area, separate bathroom, shower and toilet, large laundry space and plenty of storage. The pine floorboards throughout would polish up a treat and with a bit of TLC it would provide a great return to whoever purchases it. There is ample backyard to extend or utilise for a large shed with the land size of approx. 630m<sup>2</sup>. A perfectly solid brick veneer home that only needs a cosmetic renovation.

**View :** <https://www.doepels.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/6187346>



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