



### 38 Shelley Street Wendouree VIC

3 1 2

Located in a leafy pocket of Wendouree this sturdy 3 bedroom brick veneer home is suited for first home buyers and renovators alike. Within walking distance to shops, sporting complexes and only minutes from the CBD, opportunities at this price in quiet streets like this don't come around very often. With features including two generously sized bedrooms both with BIR's, your choice of a third bedroom or home office space, a split system and gas heating this house is cosy and ready for you to move in straight away. Or for the more adventurous type you could try your hand at updating facets of the home to improve on its potential. Generous shedding and a large backyard gives you room to extend even further and make your opportunities endless! Acquire this asset before someone else does.

**Land Size** : 655 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/6187441>



**Robert Cunningham**  
5337 0040