






### 7 Willow Grove Wendouree VIC

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With Ring Road Reserve and Wendouree West Recreation Reserve both at your back doorstep this three bedroom brick home is the perfect place to raise a new family. Currently leased until early October 2016 at \$175 per week to a long term tenant, the option is there to buy this hidden gem as a first and easily maintainable ongoing investment property or move in and make it your own space. Features include three bedrooms, all with built in robes, a separate lounge, gas heating and cooking, double car garage and a large enclosed rear yard. All of this on an enormous 665.3sqm block so there is plenty of room to renovate, extend and add-on. With quick access to the freeway, only a 3 minute drive to Learmonth Road and Masters around the corner, living in this location would be a dream! Don't miss your opportunity, call today to book an inspection!

**Land Size** : 665.3 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/6187536>



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