





### 10 Sherwood Street Wendouree VIC

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Accommodating three good size bedrooms, this solid brick veneer property is located close to public transport, schools and shops and is worthy of your attention. The living area and open plan kitchen and dining will provide plenty of space. The kitchen includes breakfast bar, upright electric stove plus a wood stove. Bathroom with vanity, shower and separate bath. Other features include gas space heating and sunroom. Situated on a block size of 895m<sup>2</sup> the property offers outside, low maintenance front and rear yards with plenty of off street parking, established gardens, a single lock up garage, wood shed and good fencing all completes this package. It's currently renting for \$260 per week. This property covers a lot of options; an attractive investment opportunity or look at the subdivision possibilities, first home buyer or family home- make sure to book your inspection today!

**Land Size** : 895 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/wendouree/residential/house/6187636>



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TOTAL LIVING AREA: APPROX. 12.7 SQ



DISCLAIMER:

ALL DIMENSIONS ARE APPROXIMATE & NOT 100% TO SCALE.  
FOR FURTHER INFORMATION, PLEASE CONTACT YOUR AGENT DIRECTLY.

