



**1362 Gregory Street Lake Wendouree VIC**

3 2 2

Built to stand the test of time and one that boasts character and charm, this three bedroom home in one of Ballarat's most desirable locations has been in the one family for generations . Built in the 1920's when you could see Lake Wendouree and the iconic tram sheds it is now the right time for you to move straight in, renovate or extend. This residence is situated on 1473m<sup>2</sup> with a frontage of 20m. Appealing to those looking for generous room sizes, there is a formal entry, lounge and dining rooms and three bedrooms in close proximity for a lake side lifestyle. Additional accommodation comprises a single bedroom self-contained flat, ideal for elderly parents or teenagers. Expressions of Interest close on the 11th June 5.30pm

**Land Size** : 1473 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/lake-wendouree/residential/house/6187757>

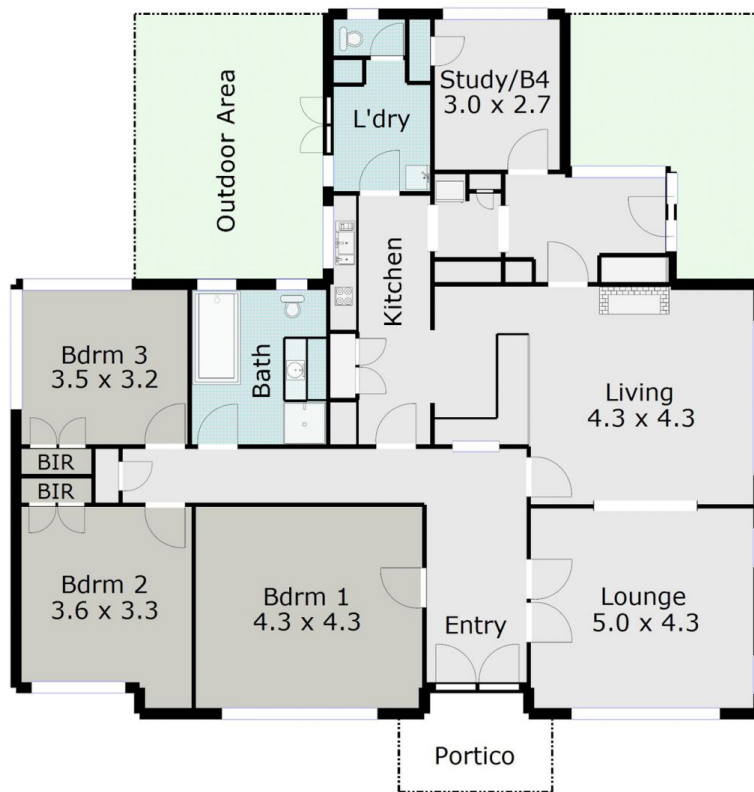


**Robert Cunningham**  
5337 0040



**Tony Lockyer**  
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TOTAL LIVING AREA (MAIN HOUSE): APPROX. 16.4 SQ



DISCLAIMER:

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

