



Located in a prime Wendouree Street, this 10-year-old spacious townhouse is practical and well-located, within walking distance to Ballarat Grammar and the Howitt Street shopping strip. The entrance leads into a separate living area, forming the heart of the home. Beyond this is a large open plan kitchen/dining area, featuring a gas cooktop, electric oven, dishwasher, and ample cupboard space. This home includes three bedrooms; the master boasts a walk-in robe and an ensuite, while the remaining two bedrooms are equipped with built-in robes. The family area, tiled for easy cleaning, features central heating and a split system for cooling, ensuring comfort year-round. This area provides access to a simple, low-maintenance backyard. There's a main family bathroom with a separate bath and shower, and an additional separate toilet. A laundry area with extra storage space adds to the functionality of the home. Completing this property is the well-kept grounds, secured with colorbond fencing, and a single lock-up garage with direct access to the backyard...

\$420,000 -  
\$440,000



## Amenities

✔ Cooling

## Outside

✔ Garage/shedding  
✔ Off street parking  
✔ Street condition