



2/1305 Gregory Street LAKE WENDOUREE  
VIC 3350

 3  2  1

\$380

Date available: 28 November 2019

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## Quality Home in Lake Wendouree Precinct!

This attractive home boasts three generous bedrooms, the Master with walk in robe and ensuite with the remaining bedrooms both providing built in robes. There is a main bathroom with separate shower and bath, along with a separate private toilet. The generous sizing is most evident throughout the front lounge, which is large enough to include a space for formal dining and includes a lovely set of french doors opening onto the side courtyard. The kitchen/meals includes solid hardwood cabinetry with plenty of bench and cupboard space along with a large pantry and dishwasher.

Further inclusions in this stunning home are; ducted gas heating, two reverse cycle air conditioners and high ceilings. There is also an automatic single garage along with a paved rear courtyard.

Positioned only 250 meters from the foreshore of Lake Wendouree, a 10-minute walk to the Howitt Street shopping precinct, this home is a rare opportunity to secure a property in such a tightly held neighbourhood. INSPECTION BY APPOINTMENT ONLY. SHOULD YOU NOT REGISTER THE INSPECTION WILL NOT PROCEED.

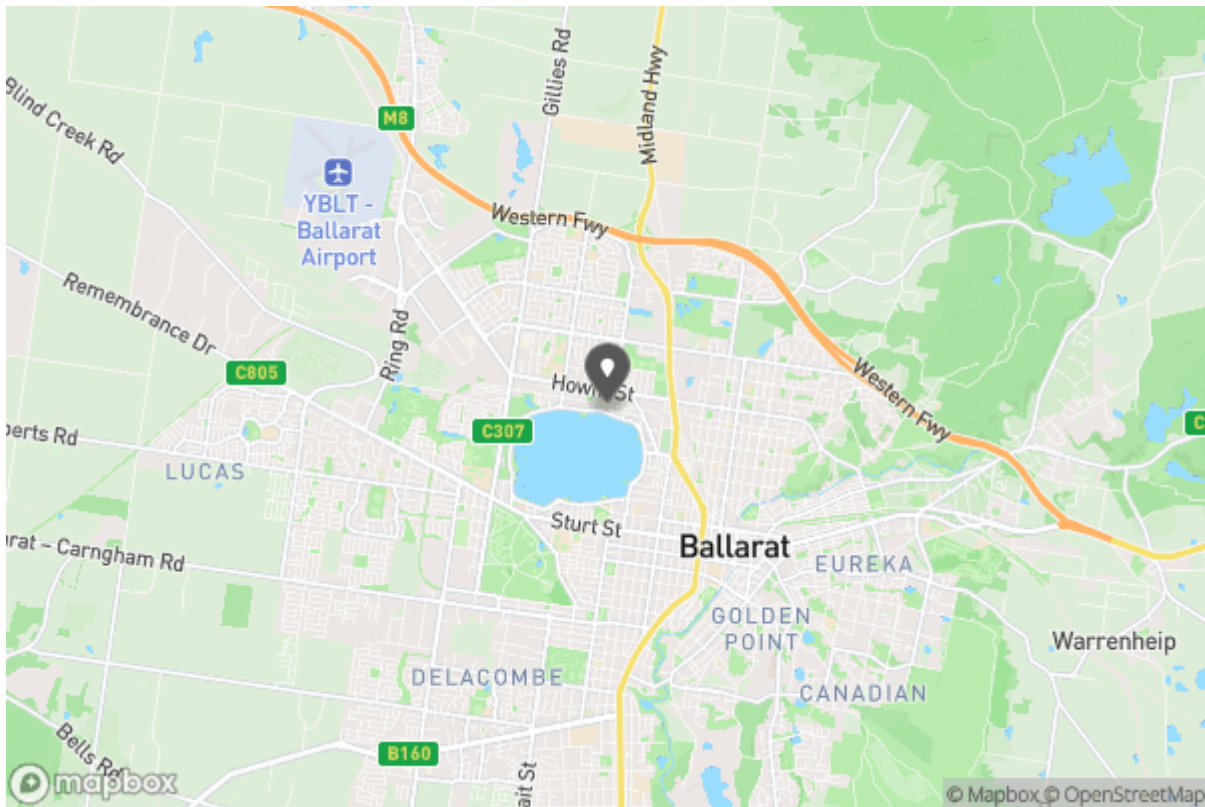
# Gallery







# Location Map





Don't forget to  
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## Why Book with Ballarat Property Group Ballarat

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](https://app.inspectrealestate.com.au/RegisterOnline/1form.aspx?agentID=REVBALLARATPG&uniqueID=12912420)

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