

9 Ulswater Road, WENDOUREE, VIC 3355

The Complete Family Package in Wendouree

Elders Real Estate is proud to present 9 Ulswater Road, Wendouree a beautifully renovated family home that combines modern comfort, functionality, and an exceptional location.

From the moment you step inside, you are welcomed by a spacious open-plan living area, providing plenty of room for the entire family to relax and enjoy. The stylishly updated kitchen is well-appointed with brand-new appliances, including a gas cooktop, electric oven, and dishwasher, making everyday living and entertaining effortless. Added peace of mind is provided through the remaining warranties on selected renovations and appliances.

The generous master suite features a walk-in robe and a spacious ensuite, while three additional bedrooms, all fitted with built-in robes, are serviced by a central family bathroom. A large laundry further enhances the home's practicality and convenience.

Stepping outside, you'll find a covered patio area overlooking the backyard, creating the perfect space for outdoor entertaining or enjoying a quiet afternoon. The backyard also offers direct access to the garage for added convenience.

TYPE: For Sale

INTERNET ID: 300P194232

SALE DETAILS

\$670,000 - \$730,000

CONTACT DETAILS

Elders Ballarat

Cnr Carngham Road &

Learmonth Street

BALLARAT, VIC

03 5336 9500

Adam Henderson

0458 952 493

Further enhancing the home's appeal is a security camera system, providing an extra level of safety and reassurance for families and homeowners alike.

Ideally positioned, this property is located just minutes from Ballarat CBD and is within close proximity to Wendouree Train Station, Stockland Wendouree Shopping Centre, the Western Highway, and local schools including Mount Rowan Secondary College and Forest Street Primary School.

Offering a complete package of style, comfort, security, and location, this move-in-ready home presents an outstanding opportunity for families, first-home buyers, and investors alike. With quality renovations already completed, remaining warranties on selected improvements, and modern security features in place, all the hard work has been done for you.

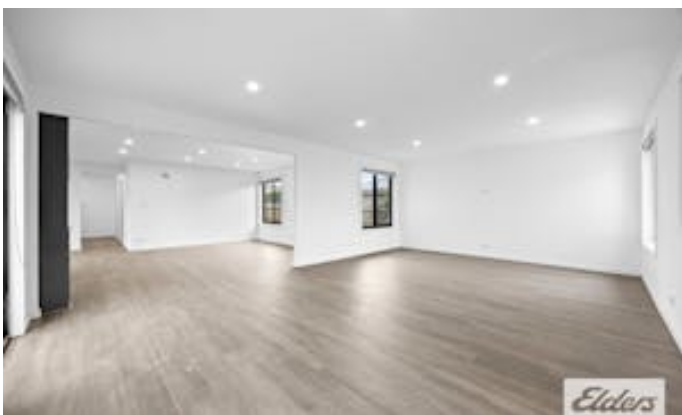
This wording assumes there are transferable warranties available on the renovations and/or appliances. If the warranties specifically cover appliances, building works, or both, I can make the wording more precise.

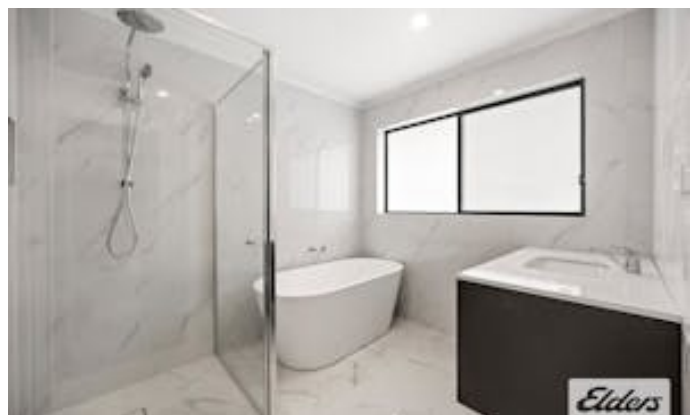
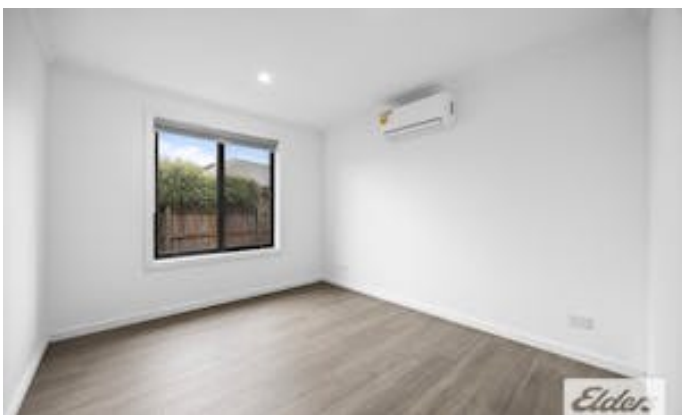
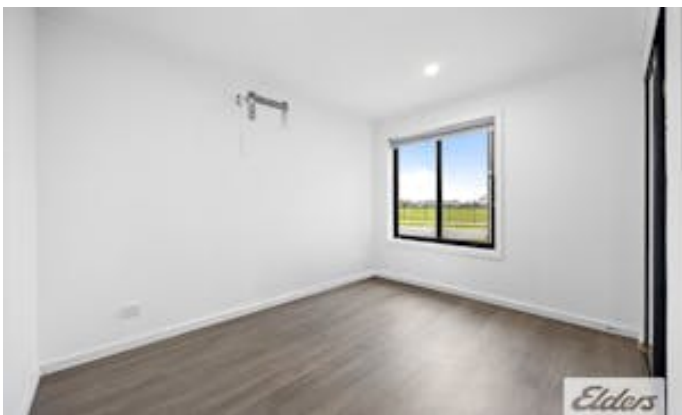
Properties such as this will not last long, so contact Adam to arrange your own private inspection

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 594.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 1
- Single garage
- Floorboards









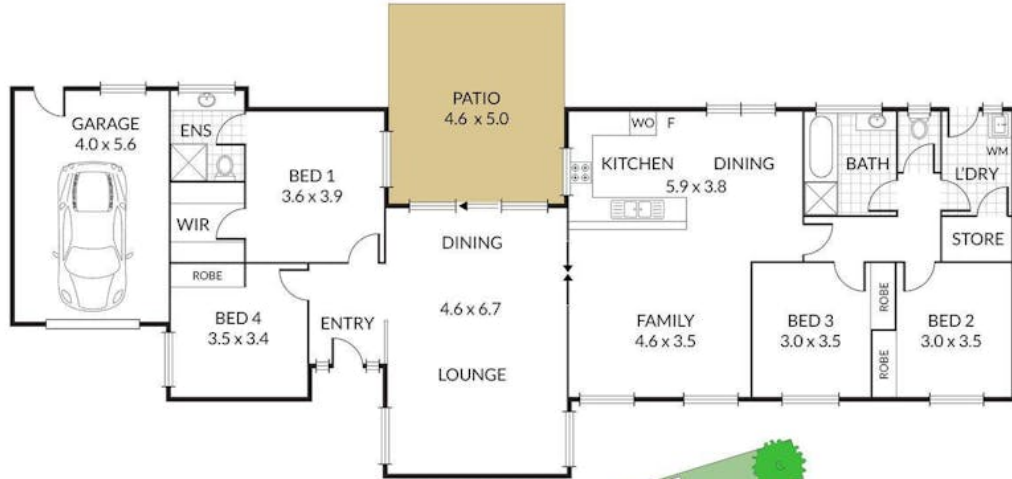
Internal 174m² External 420m² Total 594m²

9 Ulswater Road, **Wendouree**



NORTH

4 x 2 x 1 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.