



13 Clematis Avenue Wendouree VIC

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YPA Estate Agents Ballarat are pleased to present 13 Clematis Avenue, Wendouree.

Price : \$420 per week

View : <https://www.ypa.com.au/8177418>

This property features the following:

- ? 3 bedrooms, 2 with built in robes.
- ? Separate living room with Split system for year-round comfort.
- ? Renovated kitchen with new oven & dishwasher.
- ? Bathroom with separate shower/bath.
- ? Spacious, fully fenced backyard with off-street parking.
- ? Conveniently located near schools, parks, and shopping centres.

Lease term available:

12 Months, Fixed Term

Pets Available Upon Application