



Sold

91 Botanic Road, Warrnambool

## A Family Tradition

Offered for the first time in over 35 years, this cherished, three bedroom, Art Deco, is situated on a magnificent 858m<sup>2</sup> approx. flat allotment, presenting a fabulous opportunity for buyers to make their own. Enviably positioned in one of Warrnambool's most picturesque streets this delightful family home offers generous proportions throughout. Comprising; master bedroom with built-in-robies, 2 additional bedrooms

one with BIR, family bathroom, and an extra shower and toilet, large lounge living providing a sense of space and light ,

and a kitchen meals area adjacent. The residence additionally benefits from a deep rear yard with the potential of renovating and erecting a large shed, laundry, gas heating, single carport.

All complemented by its outstanding location within walking distance to Emanuel College, St Josephs Primary School, the botanic gardens, supergrasse tennis courts, and

**Sold : \$365,000**

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conveniently located close to shops and supermarkets. An inspection will impress,  
Call Today.