



Sold

480 sq. m

33 Merrivale Drive, Warrnambool

A Place To Call Home

Due to the current pandemic of COVID-19 we are currently changing the way we need to conduct our open homes. All interested parties must register online or call 5564 4555 to express your interest. If we do not have your details, on the day of the inspection unfortunately you will not be able to enter the property. We understand that this may be an inconvenience & seem extreme but we are doing so due to governing rules being implemented & to keep our business running as smoothly as possible & the safety of our tenants, landlords, owners & of course ourselves in these unforeseen times.

This three bedroom home is in the perfect location, with the city centre in walking distance, the train station, soccer oval/walking track are all just minutes away. As you walk through the front door you are greeted with a lounge to your right which is perfect for entertaining, but still slightly tucked away with gas heating right in the centre of the open plan living. The dining area has heaps of space for large gatherings with the kitchen just off to the side featuring gas cooking and a very generously sized built in pantry. Heading to the back of the house you'll find your 3

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large sized bedrooms all with built in robes, laundry, and bathroom with a shower & separate bath. This house has all new carpets and freshly painted walls, new doors and new oven. The front two bedrooms along with the lounge offer very nice views of hills/paddocks, which is just across the road. The property is perfect for entertaining with a large undercover outdoor area coming off the dining space and to make it more convenient there is access from this area to the large single garage. The low maintenance backyard is perfect for pets or fun with the family with a small garden shed in the corner. To complete this home the tinted windows offers the privacy you need along with still being able to enjoy a view. Call our office today to arrange an inspection.