



Sold

609 sq. m

7 Sears Avenue, Warrnambool

Brand new family home near the Merri.

Would you love to build a brand-new house, but feel overwhelmed by the uncertainties?

Bypass the building process and fall in love with this brand-new gem instead.

7 Sears Avenue, Warrnambool is part of the Riverland Estate. You and your loved ones will live in a beautiful area of Warrnambool, with the Merri River close-by.

This 2023-built house on a 609m<sup>2</sup> lot offers a spacious and generous floorplan and was built locally by the reputable and highly professional Novara homes. Containing four bedrooms each with built-in or walk-in robes, two living areas, two bathrooms (ensuite/main) and ample storage space, this house is ready for you to move in and make it your own.

On entry to this house, you will feel like you are home. The timber front door and hallway with timber flooring leads to the family-sized kitchen, which offers a large island bench, space for a dishwasher, spacious walk-in-pantry, and 5-burner stainless steel gas oven with tiled splashback.

**Sold : \$749,900 -  
\$769,900**

Jeremy Gleeson

0431 767 855

[jeremy@gleesonre.com.au](mailto:jeremy@gleesonre.com.au)

The two living areas can cater for living, home entertainment, child's play, a library or the home office.

The master bedroom has its own walk-in-robe, ensuite with double basin and separate shower; and is set apart from the other bedrooms. The remaining three bedrooms contain a robe (BR 2 has a walk-in-robe) and are near the main bathroom and separate toilet. The main bathroom is light-filled, with stainless steel tap ware, a silver/grey/oak colour palette and a spacious shower with an in-built niche.

There is ample storage in this house, and everything has been built wider and larger than average notwithstanding the hallway linen press and ample space throughout the house.

The north facing backyard has a rural outlook and is a starting-place for whatever you want it to be. The double garage and side access for caravan and boat access will enable the lifestyle you dream of.

Location:

Riverside playground 100m

Warrnambool Stadium 2.6km

Brauer College 3.2km

Centro shopping precinct 3.4km

Warrnambool CBD 3.3km

Call Jeremy or Belinda to book your inspection!