



Sold

1157 sq. m

9 Bramble Avenue, Warrnambool

Breathtaking Presence and Panoramic Views

Positioned in one of the most elevated locations in the area, this elegant brick residence on a spacious 1157m² lot offers breathtaking presence and panoramic views across Moyjil and Point Ritchie, an abundance of natural light, and beautifully designed spaces that bring family and friends together.

This home hosts four bedrooms — or three plus a dedicated home office option — offering flexibility for the modern household. Upstairs, the master suite is a private retreat, complete with a walk-in robe, ensuite and deck, while the upstairs lounge provides a peaceful third living space where you can relax and take in the sweeping coastal views.

Downstairs, there are two incredible living areas. The main living area feels both warm and elevated, centred around a gas log fire. The family room is framed by floor-to-ceiling windows that capture uninterrupted outlooks, and flows effortlessly to a wraparound deck and manicured front lawn, surrounded by established gardens

**Sold : \$1,225,000 -
\$1,295,000**

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that create tranquil and private outdoor living.

The kitchen is exceptional in both design and function, featuring a long island bench, dual ovens, an electric cooktop, a tall walk-in pantry, and ample space for a large fridge. With windows running the full length of the kitchen, every moment of cooking or entertaining comes with a view.

A spacious laundry offers extensive bench space, functional storage, and a conveniently located toilet beside the courtyard — perfect for guests and everyday use. Downstairs also features two generous bedrooms that open directly onto the decking, along with a large bathroom complete with spa bath, vanity, and shower. A second toilet and additional storage ensure comfort and practicality throughout.

Outside, a three-car garage provides ample room for vehicles, hobbies, and storage, complementing the home's thoughtful design and flexible layout.

9 Bramble Avenue is that rare combination where elevation, orientation, and lifestyle come perfectly together — a home that captures the beauty of Moyjil / Point Ritchie, offering an elegant and effortless way of living.