



Sold

645 sq. m

42 Koroit Street, Warrnambool

Central gem with huge potential!

We are thrilled to offer 42 Koroit St to the market.

On 645m² block, this 1950s house may have aged in style, but it is very neat, it is completely functional, and it has so much potential!

Located in one of the more sought-after locations in Warrnambool, 900 m from the beach and 600m to the CBD, this property is a gem.

Containing 3 bedrooms, one main living plus a sunroom to relax, a large kitchen dining area, bathroom and laundry with huge yard, its evident that this sweet house has been taken care of over the years. All interiors are in very good condition.

The large kitchen includes a standalone electric oven with gas burners, a small breakfast bar and is light and bright. Typical of this era, there is ample storage in the kitchen and throughout the house. Each bedroom has a built-in robe and large

**Sold : \$560,000 -
\$580,000**

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window. The bathroom includes a bath and basin and the laundry area also has a toilet and additional shower – ideal for those sandy feet! In recent times, the house has been fully re-wired and a new AC split system has been installed.

Outside, there is a workers shed/bungalow for the hand person, artist or musician.

For the home renovators, first home buyers, downsizers or someone looking for a central location, this purchase is a no-brainer. In fantastic condition, you could rent out or live in it and renovate over time.

Contact Jeremy today to find out more!