



Sold

639 sq. m

12 Carmell Drive, Warrnambool

Central Renovated Family Delight!!

Current Bid \$645 K

For sale by Openn Negotiation (flexible conditions online auction). The Openn Negotiation is under way and the property can sell at any time. Contact the sales agent immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval.

<https://www.openn.com.au/app/properties/view/c68usal29e904hmn8n70?negotiationId=c68usat29e904hmn8n7g>

Offering kerbside privacy with a chic modern fully enclosed timber fence / gate combo and low maintenance lush lawn and colourful splashes of flower beds throughout, this is one property that you will need to visit in person to truly feel the ambiance and welcoming nature that this sturdy brick veneer fully renovated home permeates.

From the very moment you step foot through the front door you feel the welcoming warmth and embrace of all this property has to offer. A beautiful colour palette of

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vibrant hues of white and grey, splashes of decadent matte black finishes including door handles, knobs and remote controlled ceiling fans.

To the left is the master suite, lavish in size, plush grey/blue carpet, generous walk in robe and a tasteful ensuite which throws in textural wood in the vanity to enhance the warmth. An additional two bedrooms one with an endearing feature wall itself, both with built in robes and an optional fourth room or alternatively a second living space or study should it be required.

A full family bathroom offering a separate shower and bath extends on the warmth generated in the ensuite and continues the textural and colour display throughout.

An oversized laundry with ample cabinetry for storage flows to the back area.

Beautiful and naturally light filled open plan kitchen / meals / living, with perfectly polished timber floorboards accentuated aesthetically by modern chic colour hues throughout. The kitchen offers quality stainless steel appliances including gas cooktop, electric oven and dishwasher. Modern cabinetry offering plentiful storage and ample bench space. The living zone offers a beautiful feature wall with a wall mounted television bracket and split system for year round comfort.

Seamlessly flowing from this area via a glass sliding door is your welcoming under cover deck area with sweeping backyard views. Perfect to entertain in during the upcoming festive season and long summer evenings. The backyard offers a single car garage with roller door along with side access, children's sandpit area along with a beautifully paved area surrounded by arbour like structures which could easily be converted to an additional open dining space, or alternatively a fernery or garden zone.

There is gas central heating throughout.

Situated in a prime central area, in a highly desirable location within minutes walk to St Joseph's Primary School, Aquazone, Botanical Gardens and Northpoint Shopping Centre and the CDB this will be perfect for every member of the family.

Please note this is for sale via Openn Negotiation, an online bidding process that delivers transparency for buyers and sellers alike.

Available on flexible terms and conditions, this can be sold at any time, so contact our office to become a qualified bidder today.

Unsure of the process? One of our friendly team members are more than happy to assist.