



Sold

585 sq. m

40 Hoddle Street, Warrnambool

Comfort and convenience

Gleeson Real Estate are delighted to offer this 3-bedroom home located in the heart of West Warrnambool.

Ideal for many buyers, this property offers a comfortable and convenient lifestyle for families seeking a place to call home. With its spacious living area & kitchen, this home is sure to sell quickly. For the investor, this home can attract \$420/pw rental return and all legal rental compliance (electrical) are current.

This home is bright and inviting, with the spacious living area having timber floorboards and a sealed fireplace plus split system. The previously renovated kitchen offers functions and space. The open-plan design creates a seamless flow from the living area to the dining & kitchen space.

The bedrooms in this home are generously sized. The bathroom is designed and includes a shower, and all the amenities you need. Additionally, there is a separate toilet for added convenience.

**Sold : \$380,000 -
\$410,000**

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Outside, you'll find a low-maintenance North facing large backyard, ideal for kids to play or for hosting outdoor gatherings. The carport space provides secure parking for your vehicle but will require some maintenance.

This property is just stones throw away from two local primary schools, shops, and amenities. Enjoy the convenience of having everything you need within easy reach, while still being able to retreat to your own private oasis.

Don't miss the opportunity to make this charming family home yours. Contact us today to arrange an inspection and secure your future.