



Sold

240 sq. m

2 / 3 Livingston Court, Warrnambool

Compact, comfort and style

Absolutely ideal for the downsizer, retiree, small family or investor, 2/3 Livingstone Court won't last long.

Set in a quiet court of central-north Warrnambool and close to St Josephs school, Botanic Gardens and Aquazone pool, this unit is a special offering.

Offering comfort, style and convenience and a low maintenance lifestyle surrounded by accessibility. Containing two bedrooms, one bathroom, laundry, single car garage and a neat and low maintenance yard, it will appeal to a diverse range of buyers.

What's instantly appealing about this unit is it holds itself as a house. Timber floorboards create a sense of home and the colour palette has been considered. It is well loved and maintained and rejuvenated for modern living.

A huge bonus of this unit is it is set up for a changing climate and will keep those energy bills low. There is a 5.5kwh solar system, double glazed windows for insulation, gas ducted heating, and ceiling fans in each room.

**Sold : \$435,000 -
\$455,000**

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The layout of the unit offers separation between living and sleeping. The kitchen has made use of the compact area, with ample cabinetry, an electric oven, plenty of bench space and window overlooking the yard. The spacious and welcoming living and dining area connects to the courtyard, which has all you need in a yard, but on a low maintenance scale.

The bedrooms offer ample space and built in mirrored robes. The windows have roller blinds with valances.

The updated bathroom is appealing with large shower with inbuilt niche and basin with storage and extra lighting.

For anyone seeking a lifestyle of convenience, the Russels Creek walking trail is close, and you are within walking distance to Northpoint shopping centre, which includes a chemist, bakery, Coles and takeaway food options, and only a short walk to Warrnambool CBD.

Get in quick as this unit won't last long.