



Sold

573 sq. m

22 Deverell Way, Warrnambool

## Dennington Views

Gleeson Real Estate are thrilled to offer another modern family home to the market.

22 Deverell Way offers so much for the buyer including fantastic rural views. The house includes three good sized bedrooms, a private living area, a spacious kitchen, dining and lounge area with walk in pantry, two bathrooms (family and master ensuite), double garage and easy to care for spacious yard.

The first thing you notice about this house is the modernistic colour palette, interior features and textures. Gloss floors and tiling, standout pieces throughout and minimalistic black and white interior to always stand the test of time.

The bedrooms are of a generous size, with built in robes and ceiling fans; the master with a walk in robe and ensuite. The ensuite is impressive, including double vanity with separate cabinetry, shower and ample natural light. There is NEW quality carpet in all bedrooms and in the front lounge where you can enjoy the view of the sunset each evening.

**Sold : \$645,000**

Jeremy Gleeson

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The kitchen includes an island bench with inbuilt sink and stone bench-top, a stainless steel 5-gas burner oven, dishwasher and space for a large fridge. The open plan dining, kitchen and lounge area is free flowing and connects to the yard via sliding doors to the outdoor entertaining area, while a second living area is at the front of the home, set away from the bustling living area.

Other standout features of this house that will support a comfortable lifestyle include:

- Central heating and split system
- NEW huge 10.5kwh solar panel system – goodbye electricity bills with 26 panels
- NEW electric heat pump hotwater system – 280 litres
- NEW high quality carpet

The location is also ideal for the convenience that Dennington offers. Only minutes from the Woolworths/Chemist/fuel and Primary school and minutes to Levys Beach, Merri River and Warrnambool CBD.

If you're in the market for a high-quality home in a great location, contact Jeremy to discuss further.