



Sold

17 Panorama Avenue, Warrnambool

## Don't Judge A Book By It's Cover

Walking inside this deceptive property at 17 Panorama Avenue instantly gives you the WOW factor you will feel as though you are entering a home that would be featured on the pages of Home Beautiful Australia!

From street level, it comes across as a brick veneer single story home, BUT... walking in to the newly refurbished home it instantly oozes class on both levels! YES.. this is a 2 story home that really needs to be seen to be appreciated.

From the double garage at the front of the home with ample space for an additional caravan/boat or car, to the main bedroom to the right of the entry with its grandular space including WIR & ensuite, this home has so much to offer.

The living area to the left is the perfect space to relax after a hard day at work. The heart of the home is the kitchen, here you have cutting edge sophistication, space & storage galore that any would be chef will excel in delving into all sorts of culinary delights. Leading off from the kitchen meals area is a wonderful deck over looking the established garden & native trees with the outlook to the north which gives

**Sold : \$649,000**

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beautiful views & great sun all year round.

Another 2 bedrooms round off the upstairs section of the home both with BIR's & the main bathroom including a separate bath & shower. With central heating & a split system keeping warm or cooling down is not an issue.

Down the newly carpeted stairs leads to a teenagers delight or a secluded parents retreat with a generous sized bedroom with BIR & another living area with easy to maintain spotted gum solid hard wood flooring. Here you also have an additional bathroom, the laundry & storage room with laundry chute coming from upstairs, with the benefit of also being able to access under the house. But that's not all, another deck on ground level is the perfect spot to sit & enjoy a cuppa all the while appreciating the wildlife in the large backyard that really transcends you to being anywhere but in town.

Not only is this property deceptive in size & character but it also gives you the feel of country living with the added bonus of being just a short stroll to town to enjoy all the convenience's Warrnambool "the most liveable city" has to offer.

Call today to arrange your private inspection. We are waiting to take your call-03 5564 4555.