



Sold

874 sq. m

33 Clyde Crescent, Warrnambool

Durable 3-bedroom Home

This neat and comfortable 3-bedroom home is absolutely ideal for the first home buyer, family or investor, so-much-so, we are sure this house won't last long. This solid built brick home, set on a very generous 874m² lot, with spacious rooms throughout, is situated only 150m from Victoria Park where you have access to playgrounds, dog park & Friendlies Oval.

The standout feature of 1990's brick home is they are undeniably well built, valued for their durability, low maintenance, and energy efficiency, with timeless aesthetics.

Outside, the house has a well-proportioned facade, a spacious front garden and two-car garage. The home is set well-back from the street, with the Garage buffering the living area.

On entry, you will find the very spacious main living room. The L-shape large family room contains split-system A/C and floor-to-ceiling windows and is cosy and comfortable. The adjoining breakfast nook is ideal for private lounging.

**Sold : \$559,000 -
\$599,000**

Jeremy Gleeson
0431 767 855
jeremy@gleesonre.com.au

The long kitchen, contains everything you would need, with electric oven, gas cooktop, dishwasher, cabinetry and an island bench for time spent cooking and chatting away with the family. This spacious kitchen area also has a dedicated dining area, with floor tiles and large windows, that leads to the large undercover entertaining area. This fully enclosed space includes timber decking, a pot-belly wood fire and corrugated lined walls and clothesline, which is practically an extra outdoor room. You will be amazed by this outdoor entertainment area and how spacious the rear yard is.

The master bedroom includes a bay window, walk-in-closet and ensuite (bath/vanity/toilet). The two other bedrooms have curtains with carpet and built in robes in each room.

The large bathroom will cater for the family, and includes shower, standalone bath, vanity and cabinet. The laundry includes direct access to outside and includes cabinetry and bright interior decor! The double car garage also has remote roller door for vehicles and a fantastic space workshop area!

Clyde Crescent is an ideal location (running west-east with Aitkins Road and Fitzroy Road)! A walk to the CBD will take you only 20 minutes and you are under 2km to the southwest healthcare precinct.

Call Jeremy or Jacob now to discuss further and attend the open for inspection!