



Sold

606 sq. m

6 Yarra Drive, Warrnambool

Family home by the Merri

Would you love to build a brand-new house, but feel overwhelmed by the uncertainties?

Bypass the building process and fall in love with this gem instead.

6 Yarra Drive, Warrnambool is part of the Riverland Estate. You and your loved ones will live in a beautiful area of Warrnambool, with the Merri River close-by.

This 2021-built house on a 606m<sup>2</sup> lot offers a spacious and a generous floor-plan on 28sq. Featuring four bedrooms, 3 with built-in-robies and the master having a large walk-in robe, two living areas, two bathrooms (ensuite/main) and ample storage space, this house is ready for you to move in and make it your own.

On entry to this house, you will feel like you are home. The rendered entrance lead to the front door and hallway with timber flooring leads to the family-sized kitchen, which offers a large island bench with dishwasher, spacious walk-in-pantry, and 5-burner stainless steel gas oven with tiled splashback.

**Sold : \$690,000 -  
\$740,000**

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The two living areas can cater for living, home entertainment, child's play, a library or the home office.

The master bedroom has its own walk-in-robe, ensuite with double basin and separate shower; and is set apart from the other bedrooms. The remaining three bedrooms contain a robe (BR 2 has a walk-in-robe) and are near the main bathroom and separate toilet. The main bathroom is light-filled, with stainless steel tap ware, a white/grey/oak colour palette and a shower with an in-built niche.

There is ample storage in this house, and everything has been built wider and larger than average notwithstanding the linen press and ample space throughout the house.

The landscaped north facing backyard has a porcelain tiled court yard, timber screening and grassed area. The property also offers a double garage and rear/side gates for convenience access.

Location:

Riverside precinct 100m

Warrnambool Stadium 1.3km

Brauer College 1.9km

Northpoint shopping centre 4.8km

Dennington Woolworths 3.8km

Warrnambool CBD 5.6km

Call Jeremy or Jacob to book your inspection!