



Sold

726 sq. m

## 33 Clifton Street, Warrnambool Fantastic Opportunity Awaits

Quaint, charming, low-maintenance and only 500m from Gateway Plaza, this home offers a fantastic opportunity for retirees, first home buyers and investors seeking a property with potential. Set on a generous 726m<sup>2</sup> block, the property provides ample space for future enhancements.

While the home has retained its original charm, it presents an excellent opportunity for those looking to personalise and modernise. Completely neat and functional, the home includes three comfortable bedrooms, two bathrooms, a spacious open plan kitchen, living and dining area with split system, and a dedicated comfortable living room. Each bedroom includes carpet, built in robes and block out blinds. The family bathroom is set at the back of the house and includes accessible features (shower and toilet handrails) and there is also a separate shower and toilet next to the laundry.

**Sold : \$490,000 -  
\$535,000**

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

Outside, there are two separate lock-up garages, ideal for the tradesperson, hobbyist or car enthusiast. The yard garage includes a side roller door and adjoining carport. The substantial yard offers the potential for landscaping projects, gardening, or even extending the living space (subject to council approval).

This property is close to local amenities, primary schools, and parks, ensuring convenience for everyday living.

Location:

500m to Woolworths and Gateway Plaza

2.3km to Hopkins River parking,

3.5 km to beach access, and

4km to the Warrnambool CBD

Don't miss out on the chance to transform this house into your dream home. Contact us today to schedule a viewing and explore the possibilities that 33 Clifton Street has to offer.