



Sold

540 sq. m

5 Bourke Avenue, Koroit

Immaculate Modern Home in the Heart of Koroit

Nestled in one of Koroit's most desirable and picturesque locations, this beautifully appointed residence at 5 Bourke Avenue offers the perfect fusion of comfort, sophistication, and lifestyle. Designed for effortless living, it's ideal for a couple, small family, professional, or anyone looking to downsize without compromise. In one of the most convenient locations in Koroit, you'll live just moments from the IGA supermarket, Mickey Burke's hotel, Bowls club, and all of Koroit's welcoming local amenities, including the Warrnambool to Port Fairy Rail Trail directly across the road. Everything you need is within easy reach.

You'll be charmed by this delightful home in a highly convenient location. Bathed in natural light, the interior showcases a modern, refined colour palette and quality finishes, creating a warm and inviting atmosphere throughout. The spacious open-plan living, dining, and kitchen area — complete with a split-system air conditioner — forms the heart of the home. This open space is ideal for everyday living, relaxing, or

**Sold : \$649,000 -
\$699,000**

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elegant entertaining, and provides access to the undercover outdoor area. The kitchen features a new walk-in pantry with ample cabinetry and includes an island bench with dual sink and dishwasher, an oven with gas burners, and space for a large fridge.

The master suite features a walk-in robe and a sleek ensuite with double vanity, shower, and toilet. Two additional bedrooms, each with ceiling fans for comfort, share a stylish main bathroom with bath, shower, and vanity, all set within a bright, airy space designed for comfort and practicality.

Other recent improvements to the home include fresh paint and new lighting throughout, new vinyl planks, new vanities in both bathrooms, and a renovated laundry.

Set on a well-proportioned 540m² block, the outdoor areas strike the perfect balance between space and low-maintenance ease — ideal for relaxing weekends at home or casual gatherings with family and friends. A double garage provides secure parking, and there's 2 x garden sheds in the yard for additional storage.

Only metres away is the skate park, and directly across the road lies the scenic Rail Trail — connecting you to Port Fairy and Warrnambool — perfect for walking, running, or cycling.

Whether you're starting out, slowing down, or seeking a home that blends modern comfort with village charm, 5 Bourke Avenue is a rare opportunity in the heart of Koroit.

Inspection will impress — don't miss your chance to make it yours.