



Sold

467 sq. m

123 Skene Street, Warrnambool

## Incredible Find in Central Warrnambool

This 3-bedroom home on a 467m2 lot is an incredible find for the first home buyer, investor or small family. Ideally situated only a 5-minute walk to the Warrnambool CBD, 10-minute walk to the beach, and close to schools and sporting reserves, this sturdy brick home is a wise investment.

Charming and homely, this home is ready to move in and be adored. The home consists of a street-facing living room, three bedrooms, a completely renovated bathroom, functional kitchen and laundry and a rear back yard.

The welcoming ambience of this home has been created by the original character and light-filled design. Typical of its era, 'Raloo' has maintained all the unique aspects of a 1940's sturdy brick home. This design has stood the test of time for a reason, it is strong, sensible and practical.

Entering the home through the undercover porch and you will immediately be charmed by the light-filled living room. With fireplace mantle, large windows,

**Sold : Auction:**

**\$485,000-\$530,000**

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floorboards, split system A/C, relaxing and entertaining in this beautiful space with be a joy. Adjacent to the living room, the master bedroom is very spacious, and includes carpet, a large built-in robe and north facing window. The remaining two bedrooms have character and charm, with decorative ceiling cornices and a fireplace mantle in the west bedroom, which could also be used as a stylish home office. The well-appointed renovated bathroom includes an electric heated floor, standalone bath, floor-level shower, a floating timber vanity, neutral tiles, and stunning brushed-gold tapware. The home is also kept warm with gas ducted heating and vents throughout the house.

The kitchen is completely functional, with updated cabinetry, sink and tall pantry and includes a gas-cooktop electric oven. The laundry is bright and low maintenance, sited at the back of the house and next to the toilet.

Outside, the front has been landscaped with a low -maintenance native garden, while the spacious backyard is traditional, with a lawn and clothesline. There is so much to love about this property and you will only be limited by your imagination.

Recently tenanted, this can readily be filled as a rental if required, as all legal compliances are up to date. Additionally, 123 Skene is zoned 'General Residential', which allows the property to be used for a range of non-residential low impact needs that service the community such as a home office.

Contact Jeremy Gleeson today to arrange an inspection.

Please note: Some images in this listing have been virtually staged with furniture and decor to better showcase the true potential of rooms and spaces in the home.