



Sold

359 sq. m

1 Craig Street, Warrnambool

Low-Maintenance Central Home.

This charming central home is sure to impress.

Low-maintenance and close to the CBD, this 3-bedroom, 1-bathroom home is light and bright, and would be a joy to own. There is so much potential to modernise and rejuvenate, but without any urgency, as the home is completely functional.

With an ideal layout for a family, the home features two living areas.

The north-facing spacious living and dining area captures the energising morning & afternoon sun - with blocker and shade blinds throughout; to ensure the climate and your privacy is easily maintained. The established hedging directly outside the window complements the aesthetics of the space.

The kitchen connects to the second living area (the formal lounge), providing a separate space for entertaining guests or simply relaxing. The kitchen is equipped with electric oven and plenty of storage and bench space. The ever-important

**Sold : \$450,000 -
\$480,000**

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heating and cooling options include AC split system and gas heating in the formal living area, and electric heating in the hallway.

The three bedrooms are generously sized and feature built-in wardrobes, ceiling fans and windows with block out curtains and sheers.

The bathroom includes shower, vanity, bath & toilet for added convenience. There is also a standalone laundry and second toilet. With a garage space, feel safe to park your car securely, with the added convenience of a remote garage door. There's also open car space as well. Not-to-mention, there is under-house storage and a separate space currently used for a clothes dryer!

Within a stones throw from the newly redeveloped Reid Oval, walking/running track around Albert Park, Warrnambool Secondary College, Warrnambool Racecourse, and a short walk/drive to the Warrnambool Foreshore and Warrnambool CBD, this is not only a great house but a fabulous investment.

Note; current lease to March 2025 at \$460 but arrangements can be made to accommodate owner occupier.

Call Jeremy or Jacob to find out more!