



Sold

871 sq. m

106 Aitkins Road, Warrnambool

Modern comfort and classic charm

Stylish, fresh, with a blend of modern comfort and classic charm; perfect for the entertainer and best of all, the hard work has been completed!

From the moment you step inside this property, you will be captivated by what it has to offer. On a very spacious 871m² block, this solid brick home boasts three bedrooms, one bathroom, a large living and dining area, modern kitchen, laundry, outdoor entertaining area and a separate two-car lock up garage.

The dining and kitchen area features high sloped ceilings that create a sense of spaciousness and light. These areas showcase timber floorboards, transitioning to carpeting in the bedrooms and living area, providing both style and comfort.

The kitchen is recently renovated to include modern fitouts and appliances, including a standalone oven, 5 gas burners, and ample cabinetry.

The three bedrooms come complete with built-in robes, offering ample storage space and contributing to the overall organization of the home. The single bathroom

**Sold : \$550,000 -
\$590,000**

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is tastefully appointed, providing a private sanctuary for relaxation.

The homely and relaxing family bathroom has a separate shower, basin, bath and neutral tiling and natural light.

You will be comfortable year-round with two split systems, updated windows and blocker and shade blinds in every room – contributing to less heating and cooling (and lower power bills!)

Outside is equally impressive! With a generously sized backyard, perfect for outdoor activities and entertaining. Enjoy the convenience of side access to the backyard, providing additional flexibility for storage of a boat, caravan or other vehicles. Most surprising is the fully enclosed outdoor patio area, ideal for year round entertaining!

Another notable feature of this property is the location! Close proximity to primary and secondary colleges and straight across the road from Victoria Park where you'll find playgrounds, a social dog park and friendly societies park.

This property is one to be inspected today!