



Sold

41 Hopetoun Road, Warrnambool

More Than Meets The Eye

You will be kicking yourself if you miss this opportunity to get into the market or increase your portfolio with this enviable, freshly painted home that has not a cent to spend and is great value for money.

As soon as you walk into 41 Hopetoun Road you are compelled to look further as it is so much bigger than it appears. Comprising 3 great sized bedrooms, all with built in wardrobes and over head fans, main bedroom with ensuite, including oversized shower and separate bath.

A beautiful light filled lounge room greets you as you walk in the entry with an as new gas heater. The renovated kitchen/meals domain comes with a dishwasher, gas hot plates & electric oven with an open space for an under bench wine/beer fridge, BONUS! This abundance of space allows for catering of the largest of dinner parties. The living area with reverse cycle heating/cooling gives you ample room for the whole family to enjoy their own space! The family bathroom, with separate

Sold : \$560,000

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shower and a bath is a delight, add to this a functional laundry this home really has everything to offer.

This unique opportunity has enormous options and potential with access for a boat and caravan on either side of the property or even additional shedding. Located close to walking trails that lead to primary and secondary schools, sporting facilities and nature reserves and not to mention the new Fish and Chip shop which is a massive hit with the locals and just a stones throw to supermarkets. This home is ideally positioned as either a family home or investment opportunity.

A huge double garage with a fire & tv antennae for secluded space away from the home is just another tick for this lovely family home. Off street parking is an added bonus but the real bonus is the freshly stained deck which is big enough to host all your family functions, enjoying the north westerly aspect & afternoon sun, bring me the wine! A huge backyard being low maintenance rounds off this property.

This home will be an ideal addition to a rental portfolio, or perfect for a buyer. Come and see for yourself the potential of this home, call now on 035564 4555 to arrange your private inspection.