



Sold

2023 sq. m

1879 Hopkins Highway, Purnim

Perfect Purnim!

Current Bid \$445,000

For sale by Openn Negotiation (flexible conditions online auction). The Openn Negotiation is under way and the property can sell at any time. Contact the sales agent immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval.

<https://www.openn.com.au/app/properties/view/c493117931004jqfufdo?negotiationId=c49311f931004jqfufdg>

We are excited to present this charming character filled low maintenance home in the heart of Purnim, the perfect place for every member of the family in a semi rural environment, yet just a mere 15 minutes from the hustle and bustle of Warrnambool and the stunning Coastal Region.

Where looks can be deceiving from the kerbside you will be encaptured as soon as you step through the entrance, tastefully decorated and accentuated in neutral tones, beautiful wainscoting panels, and the allure and warmth of timber parquetry

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and slate tiles to the wet areas.

Proudly offering 3 generous fully carpeted bedrooms, master complete with a sizable walk in robe and ensuite, all other bedrooms boast generous double doored BIRS. Towards the rear of the property is a second living area, perfect for the home office / teenagers retreat / childrens play room or the like, endless possibilities.

A full family bathroom with separate shower and separate bath, oozing country charm.

The oversized open plan kitchen / meals and living really is the enchanting heart of the home, highlighted with beautiful floating floorboards, ample bench space and cabinetry, all the modern conveniences of quality electric cooking appliances and a dishwasher along with year round comfort from a split system for heating & cooling.

The large enticing verandah and spacious, north facing, undercover deck overlooks the delightful gardens and lawn areas. Extras that round out this property include a 2 car carport, water tank & pump for garden watering, a large garden shed, landscaped gardens with established trees, plus town water is also connected.

On a generous block of 2023m² (1/2 acre) and only a 15 minute drive to Warrnambool, school bus stops nearby for both primary and secondary, this will be sure to suit a variety of buyers, from those wishing to escape the city for the quieter life, tree changers, downsizers, first home buyers or the astute investor.

Call our office today to arrange your personal inspection of this delightful home.

Please note this is for sale via Openn Negotiation, an online bidding process that delivers transparency for buyers and sellers alike.

Available on flexible terms and conditions, this can be sold at any time, so contact our office to become a qualified bidder today.

Unsure of the process? One of our friendly team members are more than happy to assist.

Call now to organise your personal one on one inspection.