



Sold

500 sq. m

26 Tozer Road, Warrnambool

## Prime Elevated Views Across the Warrnambool Racecourse.....

If you are in the market for a QUALITY brick veneer in a PRIME position then boy are you in for a treat with this offering.

As you walk through the entrance you will be enchanted by the neutral colour palette throughout and begin to imagine where your furniture will be placed lovingly.

Offering 3 generously sized bedrooms, fully carpeted, Master complete with an Ensuite and Walk In Robe, built in robes in the other two rooms.

Open plan kitchen / meals / living, with the kitchen boasting quality electrical cooking appliances, dishwasher, corner pantry, an abundance of cabinetry for storage, beautiful bay windows from your meals area which is bathed in natural light, this area also provides you with access onto your entertaining deck and your unsurpassed views of the Warrnambool Racecourse. The ENVY of all racegoers and may we say your place will be an entertainers delight come May Race Carnival

**Sold : \$499,000**

Daniel Roberts

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time!!!

A full family bathroom that is oversized and provides you with a separate bath and separate shower and generously heated by an IXL Tastic.

Year round comfort is a guarantee with ducted gas heating throughout along with a split system located in the open plan kitchen / meals / living zone.

With a small concreted courtyard, double remote controlled garage and low maintenance block what more could you want?

Location you say? Within close proximity to schools and a short drive to shopping centres this will tick all your boxes.

Call our office today on 55644555 to secure an inspection time as properties of this calibre only last a short time on the market.