



Sold

435 sq. m

36 Hayley Drive, Warrnambool

Prime location, perfect home

**\*\*Expression of Interest close 19 December if not sold prior\*\***

Absolutely ideal for the downsizer, retiree, small family or investor, 36 Hayley Drive is for sale and won't last long.

This exceptional home perpetuates comfort and convenience and offers an exquisite blend of comfort and luxury, seamlessly integrating with an entertaining haven and surrounded by carefree outdoor spaces.

Containing three bedrooms with three living areas, two bathrooms (main and master ensuite), laundry, extra sized single car garage and a neat and low maintenance yard, it will appeal to a diverse range of buyers.

On entry you are greeted by the dedicated living area that faces the Hayley Drive and looks out over the neat and sweet low maintenance garden and lawn area.

Next to the living areas, the open-plan living space, which includes a family room, sitting room, dining and kitchen area. The kitchen is outfitted with ample bench

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space & cabinetry, gas stove oven and a tall pantry cabinet with plenty of space.

On the right-hand side of the house, the 2nd & 3rd bedrooms (with BIR) are carpeted and close to the bathrooms. The bright and neat family bathroom offers a bath, large shower, basin and mirror (toilet is separate). The master bedroom features a walk-in robe and ensuite offers a stand-up shower and basin.

The compact laundry is connected to the car lock-up garage, with courtyard access from the garage. There is a small undercover area at the backdoor to enjoy a cup of tea in the backyard.

For anyone seeking a lifestyle of convenience (particularly with mobility, health or transport limitations), you will be less than 200m from essential stores including Northpoint shopping centre, which includes a chemist, bakery, Coles and takeaway food options. There is a connected pathway leading to these services. You will live 350m from a bus stop that leads to Warrnambool CBD (Lava Street). Nearby you will also find a brilliant little family-owned fish and chip shop, playground for the kids and being right in the middle of every major school in the area just adds to the convenience of this already amazing location.