



Sold

369 sq. m

5 La Bella Court, Warrnambool

## Quiet Haven In Convenient Location

Set in a quiet court of central-north Warrnambool and close to St Joseph's school, Botanic Gardens and Aquazone pool, this townhouse is a special offering.

The home exudes comfort and convenience and a low maintenance lifestyle surrounded by established trees and parkland. Containing three bedrooms, semi ensuite/main bathroom, laundry, double car garage and a neat and low maintenance yard, it is ideal for the downsizer, retiree, small family or investor.

What's instantly appealing about this townhouse is it holds itself as a house. The double garage with a side parking yard presents as spacious and private. The timber-vinyl floorboards throughout the home create a sense of rustic charm the varied colour pallet adds subtle charm and character to this home. The long street facing home facade allow for ample light filtering into the home.

The layout of this property has been designed for the bustling kitchen, garage and laundry at one end and the three bedrooms and bathroom at the other. The living

**Sold : \$500,000 -  
\$550,000**

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and dining are central to the home. The all-electric kitchen has made use of the space, with an island bench, ample cabinetry, an electric cooktop and oven, double sink that overlooks the yard, plus a split system A/C in the kitchen/dining. The inviting and warm dining area can host a large dining table; and connects to the low maintenance courtyard, which is partly undercover with zip track outdoor blinds.

The three bedrooms offer ample space, with built in wardrobes in each room and gas central ducted heating filtering throughout the home. The master bedroom is spacious and looks over the front yard and all bedrooms are moderated with ceiling fans and floor-to-ceiling windows with long block-out curtains. The bathroom is designed as semi ensuite off the main bedroom, with large standalone shower, bath and vanity with cabinetry, and separate toilet.

For anyone seeking a lifestyle of convenience, the Russell Creek Walking Trail at your side yard will connect you via the trail to the 750m walk to the Northpoint shopping centre, which includes convenient shopping with a Chemist, Bakery, Butcher, Supermarket and takeaway food options. Plus, only a short walk to Warrnambool CBD.

This is a brilliant purchase for anyone looking to own their own haven in central North Warrnambool location.