



Sold

605 sq. m

38 Aitkins Road, Warrnambool

Refurbished home opposite playground

This gorgeous three-bedroom house is a gem on today's market.

In the modern bulk-build world, this 1950's era house offers warmth, character, style and a feeling of 'arriving home'.

Located close to central Warrnambool on a 605m² lot, this house includes three spacious bedrooms, generous and cosy lounge area, plus a family kitchen and dining area, and large low maintenance backyard. There is so much potential to modernise this absolutely lovely home, or just leave it as it is and enjoy everything it offers.

The kitchen includes timber vinyl flooring, ample cabinetry, an electric 4-burner oven, large-tile splashback. The layout of the kitchen is family-focused, with dining table space next to the island bench. The sink overlooks the large yard, which depending on your circumstances can be ideal if you need to keep an eye on what's happening outside.

**Sold : \$499,000 -
\$529,000**

Jeremy Gleeson
0431 767 855
jeremy@gleesonre.com.au

The spacious three bedrooms all have built in robes and large windows. The master bedroom offers a much larger sliding-door robes and large windows for a light-filled beautiful space. There is also a small sun room that is in between the laundry/toilet and the outside verandah; potentially a space for a desk or a reading chair.

The updated bathroom includes a bath, stand-alone shower and the toilet is separate and laundry.

Victorian-era ceiling cornices and picture rails adorn most rooms in the house; that when paired with new carpet, timber floors and standout features such as the loungerooms gas fire mantelpiece and the houses high ceilings, offers that feeling of 'home', warmth and character.

Outside, there is so-much-space! Depending on your interests, there is a small workers shed, storage shed or art /music space plus a trusty garden shed.

Across the road, there is the family friendly Victoria Park, which encompasses the South Warrnambool FNC/ Friendly Societies Park, community dog park and Warrnambool mens shed. You will also be only minutes from the hospitals (St John of God and Southwest Healthcare), the railway station, supermarket and Warrnambool CBD. If required, there are also primary and secondary schools within close vicinity.

This house would suit a diverse range of buyers, so it's best you get in quick.