



Sold

872 sq. m

201 Moore Street, Warrnambool

Renovators Delight or Developers Paradise???

AUCTION ONSITE 2ND APRIL at 12 NOON

With so many enticing options for this lucrative corner allotment of 872m2, this is sure to be highly desirable for a myriad of purchasers, from the renovator who can envision what this home potentially could be, alternatively a developers paradise, or the potential for subdivision subject to council approval (STCA). Endless possibilities for such a prime position in Warrnambool, and one we would highly encourage you to personally inspect.

Looks can be deceiving so we implore you to venture through the front door and discover the hidden features, two large living spaces, formal dining space adjoined to the kitchen via a breakfast bar, 3 decently sized bedrooms with a small built in robe in two of the rooms.

A central family retro bathroom incorporating a shower over bath combo, vanity and off from the laundry is a separate shower room, along with a separate toilet.

**Sold : AUCTION**

Daniel Roberts

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The kitchen offers electric cooking facilities along with plenty of bench space and cabinetry.

The property has year round comfort from a wood heater, along with a split system in the main living space for heating and cooling.

This property is rounded out by an oversized double garage along with workshop space, fully enclosed rear yard and some additional shedding structures towards the rear of the boundary.

The major drawcard here is the sheer space, corner allotment and the potential to subdivide the block at the rear with an entry point off Monash Avenue.

It's time to think outside square and seize the day with this opportunity as properties like this are as rare as hens teeth. Call to organise your inspection today!

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