



For Sale

1013 sq. m

22 Frank Street, Allansford

## Sophisticated Family Sanctuary

Set on a substantial 1,013m<sup>2</sup> lot, 22 Frank Street is anything but ordinary. This is a home with soul and a warmth that's felt the moment you walk through the door. This home has been carefully renovated to balance bold design with genuine liveability.

With an understated frontage from the passer-by, the home has intentionally been designed to open up your world once you walk through the front door and arrive home to your private sanctuary. Polished concrete floors immediately set the tone, running through the main living zones with a confident, modern aesthetic. It's a statement, but one that's incredibly practical for busy family life. That edge is softened in all the right places, with ocean colour tones, a gas log fire with relaxed seating spaces, plantation shutters in the dining area, large windows looking on the private yard, and a secondary living area that invites you to slow down and unwind.

The heart of the home is designed for connection and entertainment. A striking, sizeable island-bench anchors the kitchen; long, functional, and made for everything

**For Sale : \$890,000 -  
\$950,000**

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from rushed school mornings to late-night conversations with friends. Double ovens make entertaining effortless, while the butler's pantry goes beyond expectation, complete with its own sink, dishwasher and tiled splashback. A true working extension of the kitchen that keeps the main space clean, open and social.

The dining zone brings its own personality, featuring a dedicated bar with sink, that elevates the entire space and creates a wordly 'wine-bar' feel – whether it be pre-dinner drinks, catch up with friends, or date-night after the kids are tucked away. In the main living area, a gas log fireplace creates an unmistakable sense of comfort. It's the kind of space you naturally gravitate toward, warm, relaxed, and designed to be lived in.

The accommodation is equally considered. Four bedrooms offer space for the whole family, two with ceiling fans that add a refined, cohesive touch. The master suite provides a quiet escape with its own stylish ensuite and two separate walk-in-robos, while the main bathroom has been elevated with thoughtful, high-end detail; rain shower, floating cabinetry, and bespoke tiling that adds texture and individuality.

A separate second living area gives families the flexibility they need, whether it's a kids' zone, a media room, or simply somewhere to spread out.

Then there's the transition outdoors, and this is where the property becomes something truly special.

Framed by lush, established trees and fruit trees that provide fruit in-season, the alfresco and backyard feel like a hidden retreat. Private, green, and incredibly peaceful, it's a space that feels worlds away and where kids can roam freely, where weekends are spent outside, and where the pace of life slows down. The firepit is an added sanctuary for your family to connect with each other, and disconnect from the demands, while enjoying starry nights or weekends outdoors.

Comfort hasn't been overlooked, with split system heating and cooling, gas ducted heating, and the ambience of an indoor gas fireplace, the home delivers year-round climate control with ease.

Functionality continues outside, where a double garage with drive-through rear roller door access adds another practical layer – ideal for trailers, additional vehicles or backyard access.

Located 200m from a reputable Allansford Primary School and 10 minutes to Warrnambool CBD, in the family-friendly semi-rural community of Allansford, this is a home that stands apart, not just for what it offers, but for how it feels and what it will bring to your life.

Bold yet welcoming. Stylish yet grounded. Designed to impress, but even better to live in.

22 Frank Street is a home with personality — and one that's ready for its next chapter.