



Sold

638 sq. m

1 Kagoola Avenue, Warrnambool

Space Abounds – The Ultimate Family Home.

This charming split-level brick beauty is a gem. A house of this size presents the opportunity for multi-generational living, an investment / share-house rental, or for a larger family. Kagoola Avenue is conveniently located in a family-friendly neighbourhood, close to schools and the Merri River.

With five bedrooms and three living areas, this family home on a 638m2 allotment has been thoughtfully designed, utilising the very spacious 268m2 floorplan and providing a welcoming interior. The house has a fabulous family-friendly layout, providing enough space and rooms to be buzzing with activity, quiet and relaxing, and everything in between, without encroaching on each others space.

Living and entertainment options on the entry-level include a very spacious kitchen-dining area and two separate living areas, all with brick feature walls and large windows. The options are only limited by your imagination, hobbies and interests.

**Sold : \$670,000 -
\$710,000**

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The combined kitchen-living area is well-equipped and the heart of the house. The large windows offer a bright and spacious space for time spent around the kitchen table. The kitchen offers electric cooking, tall pantry and ample cabinetry. The area captures the afternoon sun and provides a beautiful entertaining space that can be closed-off to the rest of the house.

The home has five spacious bedrooms. Downstairs, there are three bedrooms, each bedroom has built-in wardrobes, large windows and curtains. The huge ground-level family bathroom comprises of three rooms: the washroom with double basins, a separate toilet, and bathroom with separate shower and standalone bath. The busy family will easily work through the morning routine with such an accommodating set-up.

Upstairs would be ideal for teens, young adults or boarders. There are two bedrooms and a very spacious living area. The master bedroom is complemented by an ensuite (basin and shower) and the family living room has block out curtains and sheers. The bedroom could also be the home office.

To add to this fantastic house is the spacious laundry (with direct outdoor access and large storage space) and a two-car lock up garage with a a separate toilet and storage room.

An inspection is a must!

Location

1.8 km – Brauer College

5 min drive – Hospital, Aquazone, Warrnambool CBD.