



Sold

647 sq. m

12 Bates Road, Warrnambool

Spacious Living, Coastal Lifestyle

A perfect opportunity for first-home buyers, downsizer or investors, 12 Bates Road offers comfort, space and a relaxed coastal lifestyle just minutes from the heart of Warrnambool. Set in a quiet, family-friendly street, this welcoming home combines generous proportions with a practical layout designed for modern living.

Inside, a light-filled open-plan kitchen, dining and family area forms the heart of the home; ideal for relaxed everyday living and easy entertaining. A separate living room at the front provides additional space for family movie nights or quiet retreat, while the dedicated study offers flexibility for a home office or kids' play area.

Three well-sized bedrooms, including a spacious master bedroom, are serviced by a central bathroom and a large laundry with outdoor access. Step outside to a covered patio, perfect for weekend barbecues and year-round enjoyment, overlooking a sun-filled secure backyard ready for kids, pets or entertaining.

Sold : \$695,000

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Car enthusiasts and tradies will love the huge 11m x 6.7m garage with an adjoining shed, offering ample storage and workspace options.

Nestled in a peaceful pocket of Warrnambool, 12 Bates Road places you close to the very best the coast has to offer. Spend your weekends exploring the breathtaking trails of Moyjil/Point Ritchie or watching the whales at Logans Beach, both just a few minutes from your doorstep. Daily errands are effortless with Aldi, Woolworths, Kmart and local cafés all nearby, while the vibrant Warrnambool city centre is less than 10 minutes away — offering a fantastic mix of shops, dining and entertainment. It's the perfect balance of seaside living and everyday convenience.

Key Features:

- Three bedrooms plus a separate study
- Two spacious living zones
- Open-plan kitchen and dining area
- Large covered patio for outdoor entertaining
- Massive garage (11.1m x 6.7m) with additional shed
- Secure, low-maintenance backyard
- Quiet, established location close to beaches, shops and schools

Whether you're stepping into the market, downsizing or seeking a smart investment, 12 Bates Road is an opportunity to enjoy space, comfort and lifestyle in one of Warrnambool's most sought-after coastal settings.