



Sold

23 Membrey Way, Warrnambool

## The Perfect All-rounder

Due to the current pandemic of COVID-19 we are currently changing the way we need to conduct our open homes. All interested parties must register online or call 5564 4555 to express your interest. If we do not have your details, on the day of the inspection unfortunately you will not be able to enter the property. We understand that this may be an inconvenience & seem extreme but we are doing so due to governing rules being implemented & to keep our business running as smoothly as possible & the safety of our tenants, landlords, owners & of course ourselves in these unforeseen times.

Welcome to the home thats perfect for everything! This truly is a house that has it all and can accommodate anyone looking for a large home/investment. Located in Warrnambool this property is right across from a beautiful little playground which continues to the Merri River for those nice relaxing strolls. Walking into this home you will find to your right the main bedroom with ensuite and walk in wardrobe, to your left you will find an open plan living featuring heating/cooling and a gas stove and electric Oven. Continuing through is the second large living/play area, are a

**Sold : \$450,000**

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further 2 bedrooms, with built in wardrobes, bathroom and laundry, which is perfect for the kids or guests staying while you can relax at the other end of the house. Upstairs is a self-contained unit with access from inside or outside, an open plan living, two bedrooms and a bathroom. The features in this second story are ceiling fans, freshly painted, and a deck with views of the playground and the Merri River. Back on the first level heading outside from either the front entrance or meals area is the beautifully large undercover entertaining area, perfect for BBQs with friends or the whole family throughout the whole year! Continuing through the outdoor area is the back yard perfect for pets while still being low maintenance. This house really is an all-rounder, a perfect home for a large family or investors, as the upstairs unit can be rented out separately. Call our office to arrange an inspection.