



Sold

743 sq. m

8 Mannerim Avenue, Warrnambool

Vendors Instructions are clear- SELL, SELL, SELL!!

Our instructions from the vendors are to SELL, SELL, SELL!

The market place has been tested and a price reduction has been implemented, get in quickly as it is priced to move.....

Set on a highly sought after corner allotment on a generous 742m2 block, in a highly regarded neighbourhood this is one property that you definitely want to inspect. Perfect for an owner occupier or for the astute investor on the hunt for a quality family home.

Offering plenty of space for every member of the family, we invite you to take a step through the front entrance and discover the endearing warmth and accentuating features that this family home has to offer.

Three spacious bedrooms plus a study (optional use as a fourth bedroom), all with substantial built in robes, master suite also offers an ensuite.

Sold : \$550,000 to \$570,000 Price Range

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Two generous living areas, along with a formal dining space which all offer calming tranquil views to the front garden areas

The grand kitchen offers timber tones, offset by the textural slate tiles and hints of aesthetically pleasing blue tones. Quality stainless steel appliances including electric oven, gas cooktop and a dishwasher. With plenty of space to move and an abundance of storage this will suite the most avid of foodies.

A full family bathroom accentuated with charming textural tones of slate tiling and timber decorative wainscoting wall panels, an enticing large corner spa bath, separate shower and vanity unit.

The laundry is oversized and offers the continual flow of the slate tiling, plenty of storage options along with a bench and access to the rear yard.

Year round comfort is guaranteed with ducted gas heating throughout, along with a split system located in the second living space.

Outdoors you will love to unwind and relax in the beautiful garden areas, enjoy the courtyard, which is perfect for outdoor dining and BBQ's and a double remote controlled garage.

An added bonus is the solar panelled system, perfect to help you reduce those pesky electricity bills.

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