



### 57 Adriana Crescent Warrnambool VIC

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With the market as tight as it is, 57 Adriana Crescent will be a breath of fresh air for home buyers and investors.

This property is spotless and has had only one owner since built. On first inspection it is very evident that this home has been well cared for it's whole life.

The no fuss and low maintenance theme of the block sets it up perfectly for modern buyers and investors. The home features three bedrooms, master with walk in robe and the other two with BIR's. The very generous central bathroom can be accessed both via the master and the hallway. The open plan kitchen/dining/living area is bright and inviting.

Established trees around the entire property provide great privacy and creates a sanctuary out of the back yard. The single garage has currently been fitted out as an office and storage area with future thought of exchanging the roller door for a glass sliding door. That choice is now yours.

This area between Warrnambool and Dennington is

**Price** : \$ 315,000

**Land Size** : 426 sqm

**View** : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/warrnambool-residential/house/5700993>



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