



**LukeWilliams**  
real estate



### 11 Ward Street Warrnambool VIC

3 1 2

How many chances do you get to purchase a home like this? Welcome to 11 Ward Street where everything is on your doorstep. Some of the best kept Warrnambool secrets are literally meters away. Kilometres of secluded beachside walking tracks through the dunes are a wonderful way to start or finish the day.

The home is perched up high overlooking the Jones Oval as well as the East Warrnambool Primary School. Natural sunlight flows through the home all day long. The location is just magical and I could talk about it for hours but the main points are that you are meters from the beach and the promenade, a short stroll to the CBD and you're sitting in the middle of an emerging plot of homes.

The house features two separate living areas, three bedrooms and a renovated central bathroom. Some

**Price** : \$ 380,000  
**Building Size** : 130 sqm  
**Land Size** : 576 sqm  
**View** : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/warrnambool/residential/house/5701010>



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