



112 Merrivale Drive Warrnambool VIC

3 1 1

Welcome to the rock solid and impressive 112 Merrivale Drive. This home is perched up high above the road and it creates nice views to the south towards the coastal sand dunes.

Featuring three huge bedrooms, this is a really good sized property. A central bathroom to two of the bedrooms is very serviceable. The kitchen and laundry has seen some really great upgrades done recently such as tiling, painting and bench tops. The living area is carpeted, has an electric split system and is the best place to take in the outlook.

Out from the back door, you'll find an undercover area that is North and slightly East facing, which is ideal for our local conditions. The block size is 558m2 approx but feels much larger. It has quite a bit of vacant land over the back fence which creates the sense of space and privacy.

The position here is wonderful. Only a couple of minutes walk away you'll find the Merrivale Primary School,

Price : \$ 465,000
Land Size : 558 sqm
View : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/warrnambool-residential/house/6620513>



Luke Williams
0438 305 533



Craig Bonney
0417 397 926

