



**Luke Williams**  
real estate



### 41 Fitzroy Road Warrnambool VIC

3 1 2

All day and all night you'll have something to look out at from this humble home. Welcome to the light and bright 41 Fitzroy Road. It's not until you walk inside this home that you truly appreciate the north facing aspect it has. A raw and quaint sunroom greets you for your morning coffee followed by an entrancing kitchen/living and dining area. This main living area looks out over vast parts of Warrnambool and is full of sunlight. The neutral tones and polished floorboards are a hit here and will make it easy for our new buyer to bring in their furniture and make it feel like home right away.

Sitting on a 652m2 corner allotment, this home features three good sized bedrooms, a central bathroom and also a bonus area currently used as a study but has the ability to be multiple things. This area has wonderful bi-fold doors facing west to allow in the evening sun. Outside there is an enclosed yard as well as a good sized carport and then

**Price** : \$ 515,000  
**Land Size** : 652 sqm  
**View** : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/warrnambool/residential/house/6886915>



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