



**Luke Williams**  
real estate



## 22 McGinness Way Warrnambool VIC

3 2 2

The epitome of down-sizing done well, welcome to 22 McGinness Way. This home has been superbly designed, constructed and looked after. From your first glance, you're going to adore the home. The garden features at the entrance aren't seen just anywhere, and when you open that front door, just wow! The home flows effortlessly with its 2550mm high ceilings consisting of three bedrooms, master with ensuite and walk in robe, the others with BIRs, a second spotless bathroom and a breathtaking kitchen with open plan living. Special touches like the splash back and pendant lighting in the kitchen set this home apart from the norm. Built only 2 years ago, this stunning home has been meticulously cared for and at any inspection will be evident.

An outdoor entertaining area has been carefully designed to take in the morning sun and protect against the prevailing weather. The 356m2 approx. corner block is

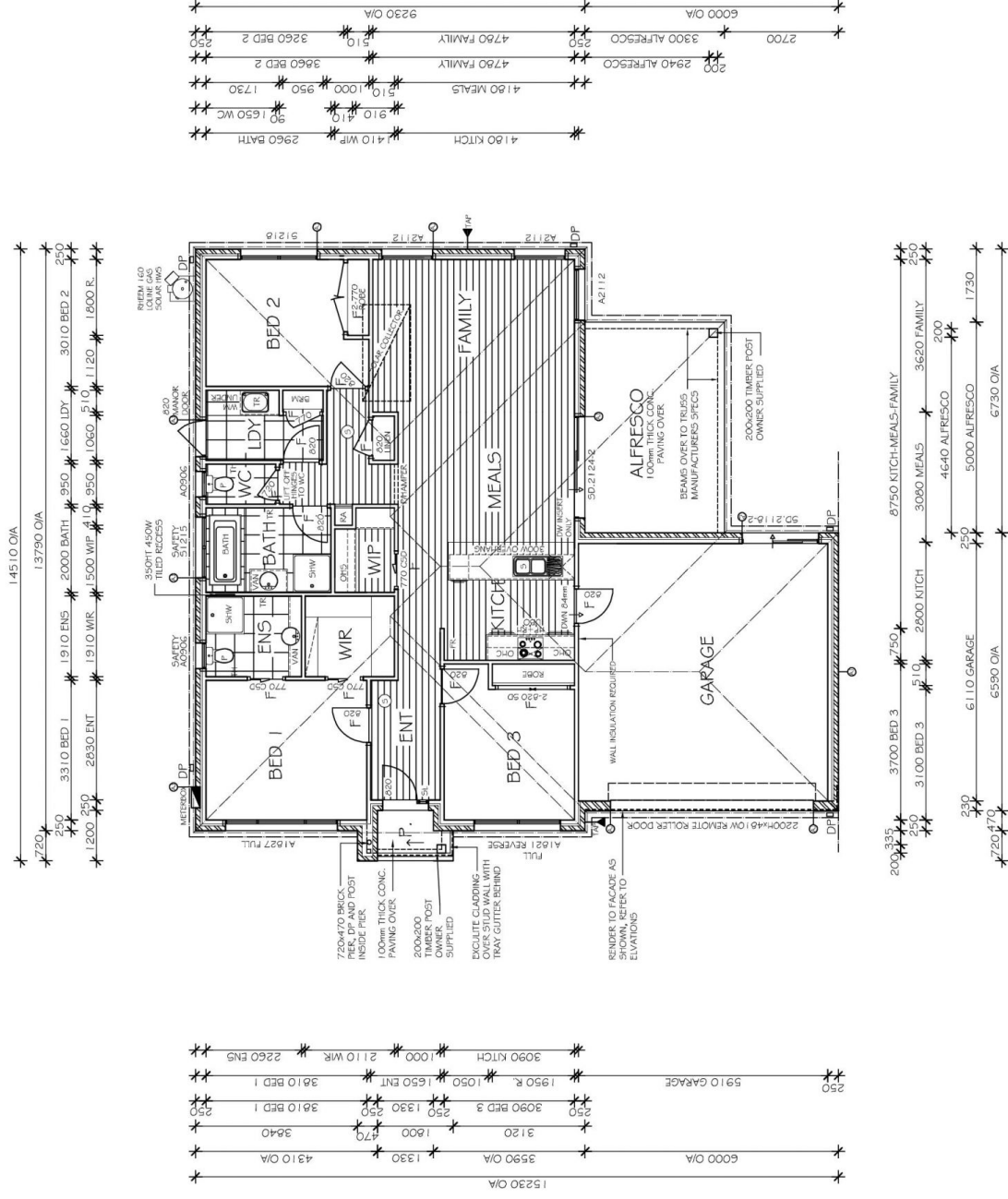
**Price** : \$ 630,000  
**Land Size** : 356 sqm  
**View** : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/warrnambool/residential/house/7012073>



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0438 305 533

<sup>T</sup> DENOTES WINDOW TINT

NOTE: FLOOR TILES IN  
WET AREAS BY OWNER.



APPROX VINYL: 50.5m2  
APPROX TILES: 11.5m2  
APPROX CARPET: 39.5m2

FLOOR PLAN 1:100