



**16 Bourne Boulevard Warrnambool VIC**

4 2 2

Why wait to buy land and build, when this supreme 2 year old home is yours for the taking. Welcome to the beautiful 16 Bourne Boulevard.

Beyond the lovely facade, walk through the front door and you will find yourself greeted by a large second living room. Follow the hallway into the perfectly setup kitchen/dining/living area. Not only does the kitchen have all the creature comforts you will need, the pantry behind is so big, you will have trouble filling it with food.

Off to the side of the main living area is a hallway leading to three bedrooms with built in robes, the main bathroom and laundry, as well as the master bedroom. This master bedroom comes equipped with ensuite, walk in robe and split system.

Outside we have a well protected under cover area and low maintenance backyard. With its North and West facing orientation, there is an abundance of light here all

**Land Size** : 626 sqm

**View** : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/warrnambool/residential/house/7151046>



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