



**2/26 Derby Street Warrnambool VIC**

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Welcome to the quaint, private, beauty that is 2/26 Derby Street.

Situated in a lovely, quiet part of town, with Gateway Plaza and the Main Street of town only a short drive away.

This is a well built, brick home on an easily accessible block, with low maintain yards and outdoor areas.

A big bathroom and recently renovated laundry separate the two bedrooms, one with ample closet space for multiple people and bathroom access, the other also has built in robes and ceiling fan.

The kitchen/dining/living space suits easy open plan living, with a bright sunroom situated off the living room perfect for those morning coffees.

With single car garage and double gates to the side of the home, this property will suit an abundance of buyers.

**Price** : \$ 415,000  
**Land Size** : 245 sqm  
**View** : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/warrnambool/residential/unit/7326351>



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