



36 Boiling Down Road Warrnambool VIC

2 1 2

A home that doesn't present itself all that often, two bedrooms with a double garage and walking distance to Gateway Plaza. Built in 2015, this home has not dated a bit and has been extremely well cared for. On entering the home, you are greeted by a huge open living room which flows effortlessly onto the kitchen and dining room. One of our favourite points of the home is the fact you can sit on the couch or at the dining table and look out at the cows resting away in the farmland across the road.

Serviced comfortably with a split system and ceiling fans, the home also incorporates a dishwasher, gas top cooking and great size oven. The bathroom is situated between the bedrooms and has a shower as well as full size bath. Another plus to the home is the fact it has two toilets.

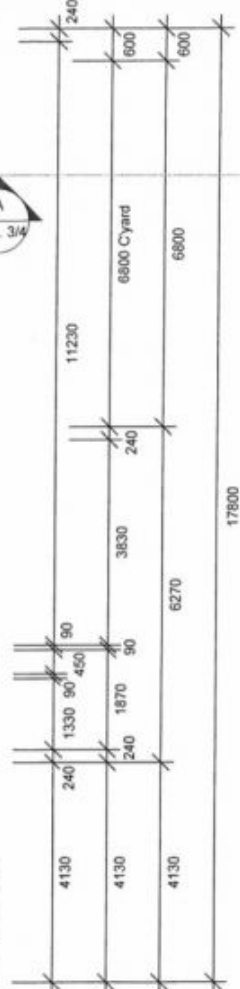
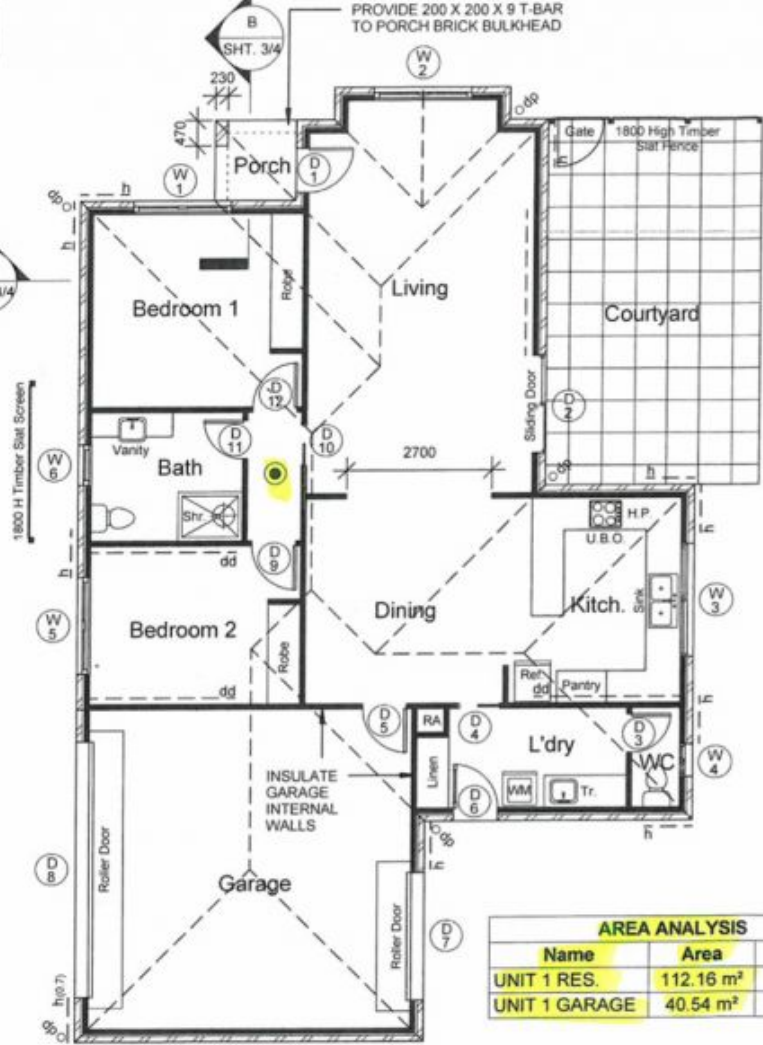
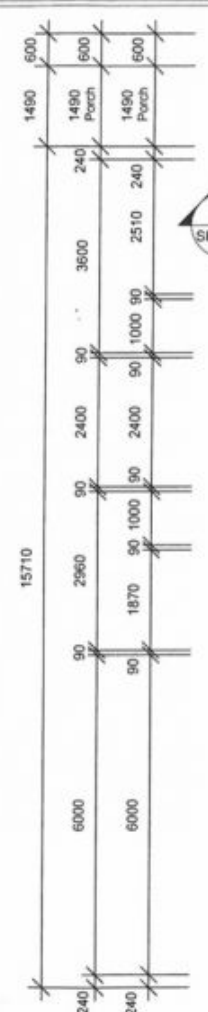
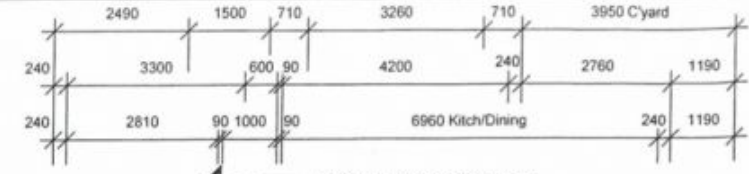
Off the living room through some glass sliding doors you'll access the convenient outdoor undercover area. Facing east, this space will be well protected all year round. Being

Price : \$ 550,000
Building Size : 112 sqm
Land Size : 316 sqm
View : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/warrnambool/residential/house/7339386>



Luke Williams
0438 305 533

NOTE:
 -ALL EXTERNAL TIMBER TO BE TREATED
 -PROVIDE SUB FLOOR TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 A1995
 -TYPE 'Y' BRACING UNITS TO BE NOTCHED INTO STUDS
 -REFER TO ENGINEERS DESIGN FOR SLAB PLAN, BY BRIAN CONSULTING, REF NO. 11-607 (1)



AREA ANALYSIS		
Name	Area	SQ'S
UNIT 1 RES.	112.16 m ²	12.07
UNIT 1 GARAGE	40.54 m ²	4.36

REVISION A:
 JANUARY 2013
 DELETION OF D13 (DOOR FROM BEDROOM 1 TO ENSUITE)
 DELETION OF SHR. WALL

FLOOR PLAN

1 : 100

