



30 Ritchie Street Kirkstall VIC

3 2 2

Nestled quietly in the beautifully expanding township of Kirkstall is this well-appointed 3-year-old home. The street appeal of this Hamptons style home is nothing but gorgeous and will lure you in effortlessly. Set on a generous 2091m2 approx. block, the open plan light filled home features two separated living areas which is perfect for entertaining or spending time relaxing with a book. The main living area contains a True North wood heater, creating a warm and ambient atmosphere for those colder months. There are 3 bedrooms with their own ceiling fans and complete black out blinds. At the heart of the home is the kitchen with large island bench, 900mm oven, stone bench tops and a large butler's pantry containing its own sink with a beautiful barn sliding door. The 2 bathrooms both contain a bath and shower with ageless plantation shutters. The open plan leads out to the spotted gum decking with zip trac blinds to keep the weather at bay. If

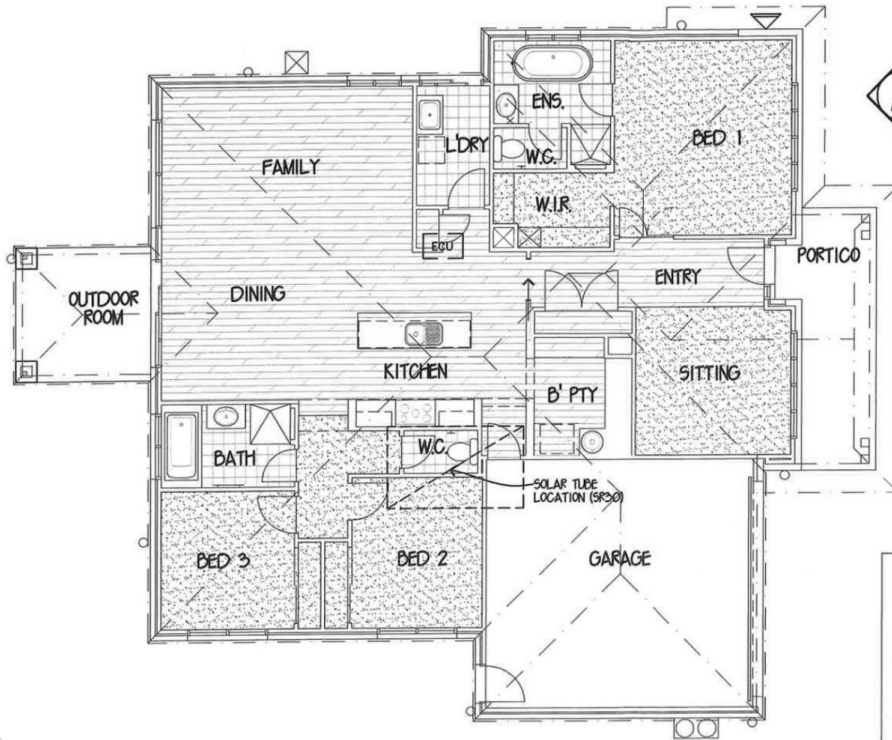
Price : \$ 730,000
Land Size : 2091 sqm
View : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/kirkstall/residential/house/7349913>



Luke Williams
0438 305 533



Renae Van Den Broek
0487 044 321



LEGEND

- ☒ HWLU POSITION
- ECU EVAPORATIVE COOLING UNIT LOCATION
- ▽ METER BOX
- DH DUCTED HEATING UNIT LOCATION
- RAG_w DUCTED HEATING RETURN AIR WALL GRILLE
- RF ROOF ACCESS
- RA DUCTED HEATING RETURN AIR (CEILING LOCATION)
- ▼ HOT WATER CONTROL POINT
- TILES (FLOOR)
- CARPET
- TIMBER FLOORING
- TIMBER DECKING

These are the plans and specifications referred to in the Building Agreement.
 Dated..... 2-3-19
 Signed Builder..... *CM*
 Signed Purchaser..... *[Signature]*

FLOOR COVERINGS PLAN 1:100