



Luke Williams
real estate



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

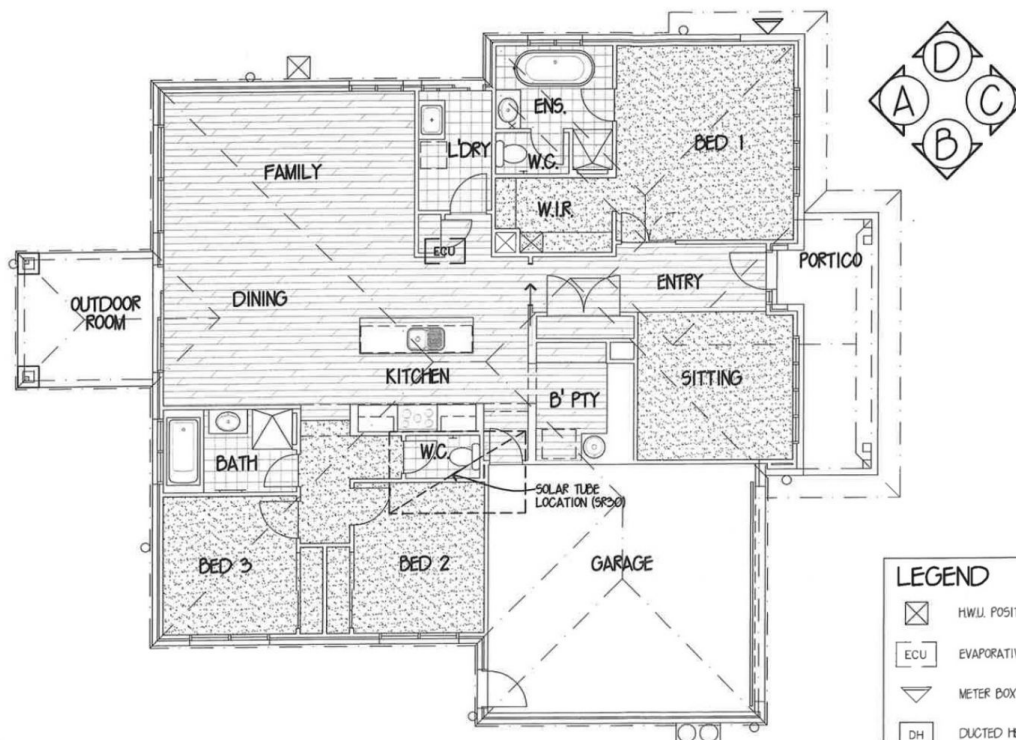
Price : \$ 730,000
Land Size : 2091 sqm
View : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/kirkstall/residential/house/7349913>



Luke Williams
0438 305 533



Renae Van Den Broek
0487 044 321



LEGEND

-  HWU POSITION
-  ECU EVAPORATIVE COOLING UNIT LOCATION
-  METER BOX
-  DH DUCTED HEATING UNIT LOCATION
-  RAG 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