



**16 Dobson Way Warrnambool VIC**

3 2 2

As good as the day it was built, is the best way to describe 16 Dobson Way. The humble facade will lure you inside easily, from there, things get interesting. Flowing from the front door towards the rear, the home opens up into a large open plan living/kitchen area. This is the heart of the home and is where you'll enjoy most of your time. The views southeast down the Hopkins River are astonishing, and with these views coming from multiple rooms, you'll settle in quickly.

This three bedroom home is well equipped having two living areas as well as a separate purposeful office, which could possibly be used as a fourth bedroom if needed. The master bedroom has an ensuite as well as a walk in robe. The floor-plan is one of a modern home but the property has characteristics not seen in modern building. Features such as the pristine corked flooring through the living area, Blackwood cabinetry and quality window furnishings will

**Price** : \$ 712,500  
**Land Size** : 867 sqm  
**View** : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/warrnambool/residential/house/7518290>



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# 16 Dobson Way

16 Dobson Way, Warrnambool  
FLOORS: 1

The measurements provided in this real estate floor plan are intended to serve as a general guide and for marketing purposes only. While every effort has been made to ensure accuracy, these measurements are not intended to be relied upon for any purpose, and should not be considered a guarantee of precise dimensions or square footage.

## ▼ Ground Floor



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