



**96 Wangoom Road Warrnambool VIC**

4 2 2

This is about as simple as it gets, a near new home on a flat and low maintenance block which is ready to go. Take the keys and move straight in here without a thought in the world.

Featuring four great sized bedrooms, the master being enormous, two bathrooms and a large fantastic living area which is the cornerstone of the home. The kitchen area looks out over the backyard and comes along with a 900mm oven with gas hot plates and dishwasher. The house is in pristine condition throughout and presents as new. Serviced by gas central heating, most importantly, the home will nice and warm all year round. Quality blinds and downlight throughout compliment the home perfectly.

This location is right in the middle of Warrnambool's northern growth area and is close by to childcare, Northpoint Plaza, schools and walking tracks.

**Price** : \$ 685,000  
**Land Size** : 581 sqm  
**View** : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/warrnambool-residential/house/7720146>



**Luke Williams**  
0438 305 533



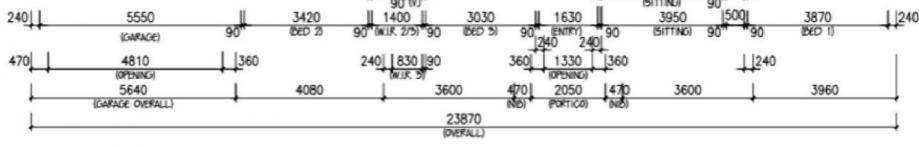
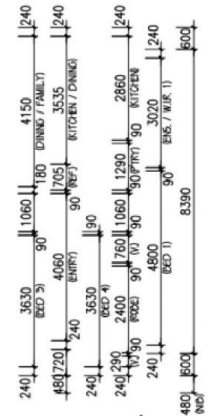
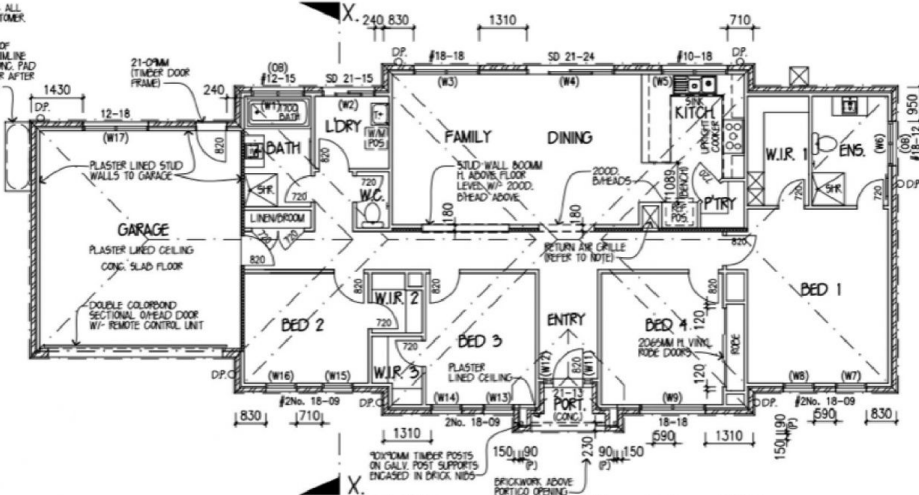
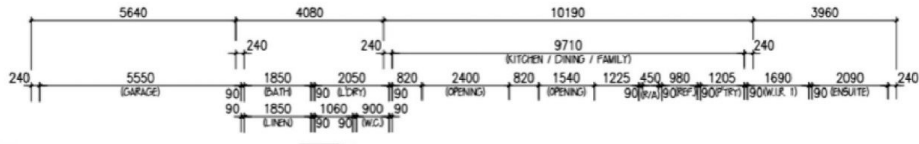
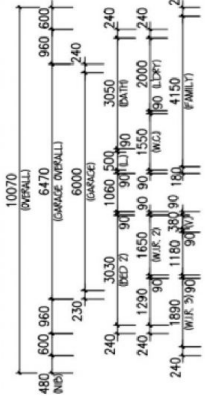
**Dominic Bushell**  
0488 905 293



TOWEL RAIL # 100MM H  
TOILET ROLL HOLDER # 750MM H

\* NOTE: TOWEL RAILS, TOILET ROLL HOLDERS & ALL ACCESSORIES SUPPLIED & INSTALLED BY CUSTOMER

LOCATION OF FUTURE S/LINE TANK & CONC. PAD (BY OWNER AFTER HANDOVER)



FLOOR PLAN  
1:100

**CONSTRUCTION DRAWINGS**  
 Date: 15-Apr-21  
 The owner acknowledges that these are final plans as varied and supersede any prior plans signed  
 Signed: \_\_\_\_\_  
 Date: \_\_\_\_\_