



116 Woodend Road Warrnambool VIC

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As solid as the day it was built, this three bedroom, two bathroom residence is prime for its new owner. Being in the same hands since 1989 its been cared for well and the opportunities are plentiful.

Nicely positioned on the block, the rear yard which is a great size, gets full exposure to the north and is perfectly sheltered from the elements. The block size of 721m² approx. is becoming a rare commodity in this age and it could be utilised really well to the right buyer. On entering the home, you are greeted by a decadent area of yesteryear which then opens up onto both living areas. There is one large living area and another smaller one which is separated by the kitchen and dining area. The three bedrooms all have built in robes with the master having an ensuite also. The views from this space are amazing to the north. The main bathroom has been updated and is quite user friendly. At the back corner of the

Price : \$ 467,500
Land Size : 721 sqm
View : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/warrnambool-residential/house/7729535>



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