



**LukeWilliams**  
real estate



### 226 Russells Road Mailors Flat VIC

4 2 8

This is the one. This property has it all. A superb balance between house, land and shedding. Sitting on a flat 4,247m2 approx. block only a five minute drive to Warrnambool, the location is as good as being in town. The house itself is very generously appointed. It features four bedrooms, master with ensuite and walk in robe, the further three bedrooms all having built in robes and in a hall with their own bathroom, laundry and seperate toilet. Along the northern edge of the home you'll be delighted to find two living areas and the spacious kitchen. Both living areas have access outside to the impressive undercover decking. Finally within the home you'll also find a room that could be used as a fifth bedroom/office/third living area. It comes off the central hallway and adjoins the double garage. The home has some great features such as the double glazed windows, gas central heating, electric split system and stone bench tops.

**Price** : \$ 900,000  
**Land Size** : 4247 sqm  
**View** : <https://www.lukewilliamsrealestate.com.au/sale/vic/great-ocean-rd-otway-ranges/mailors-flat/residential/house/7779500>



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## 226 Russells Road, Mailors Flat

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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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