



**Luke Williams**  
real estate



### 3 Barbers Lane Warrnambool VIC

2 1 1

The heading says it all here. As straight forward as you could hope for, this unit is neat, tidy and ready to be moved into immediately. Located ideally right between Emmanuel College and St John Of God hospital, it's also only a short walk to St Josephs primary school and the botanical gardens also. Separately titled, this unit will suit a range of buyers. It is pleasantly obvious the property has been cared for meticulously and had updates to the bathroom and kitchen recently. A private backyard and single car lock up garage polish off the property nicely. Contact us immediately for your private inspection and settle the property prior to Christmas

**Price** : \$ 408,000  
**Land Size** : 277 sqm  
**View** : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/warrnambool/residential/unit/7815331>



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