



**Luke Williams**  
real estate



**114 Woodend Road Warrnambool VIC**

3 2 1

Don't be fooled by the subtle facade of this wonderful brick home for once you step inside, your mind will be blown. Opening the front door will greet you with a fully renovated and transformed area of rich and neutral colours coming together to make you smile. This home presents as new and has had a new kitchen installed. It's the first thing your eyes will be drawn to and it is where you'll spend most of the time. It's a nice open plan kitchen/dining/living area including dishwasher, 900mm freestanding oven with gas cook top and stunning bench tops.

This home packs quite the punch too. It features three bedrooms, two bathrooms, a good sized laundry and also a big butlers pantry. It has a lovely northern aspect to the rear with a deck that runs the entire length too. A single car lock up garage adjoins the home and then there is ample space to use as a yard or put a gate in and secure more cars, trailers or the like. The entry also boasts a special

**Price** : \$ 540,000  
**Building Size** : 136 sqm  
**Land Size** : 710 sqm  
**View** : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/warrnambool/residential/house/7846723>



**Luke Williams**  
0438 305 533



**Rihanna MacDonald**  
0490 078 647

<https://www.lukewilliamsrealestate.com.au>

# 114 woodend Road, Warrnambool

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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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