



**46 Younger Street Warrnambool VIC**

3 1 2

Welcoming from the moment you arrive; this all original three-bedroom family home reveals a fabulous blend of light-filled spaces and enviable outdoor dimensions to cater for all occasions.

A trio of bedrooms with built-in-robos are serviced by the centrally located bathroom with a bath and separate shower.

For everyday life, the open plan kitchen and meals room enjoys a connected feel, adding to the appeal. Be comfortable 12 months of the year with ducted central heating and the additional split system heating and cooling.

The large double garage provides ultimate flexibility whilst the spacious block offers an array of options with subdivision potential. Get in touch to arrange an inspection

**Price** : \$550,000.00  
**Land Size** : 700 sqm  
**View** : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/warrnambool/residential/house/7868174>



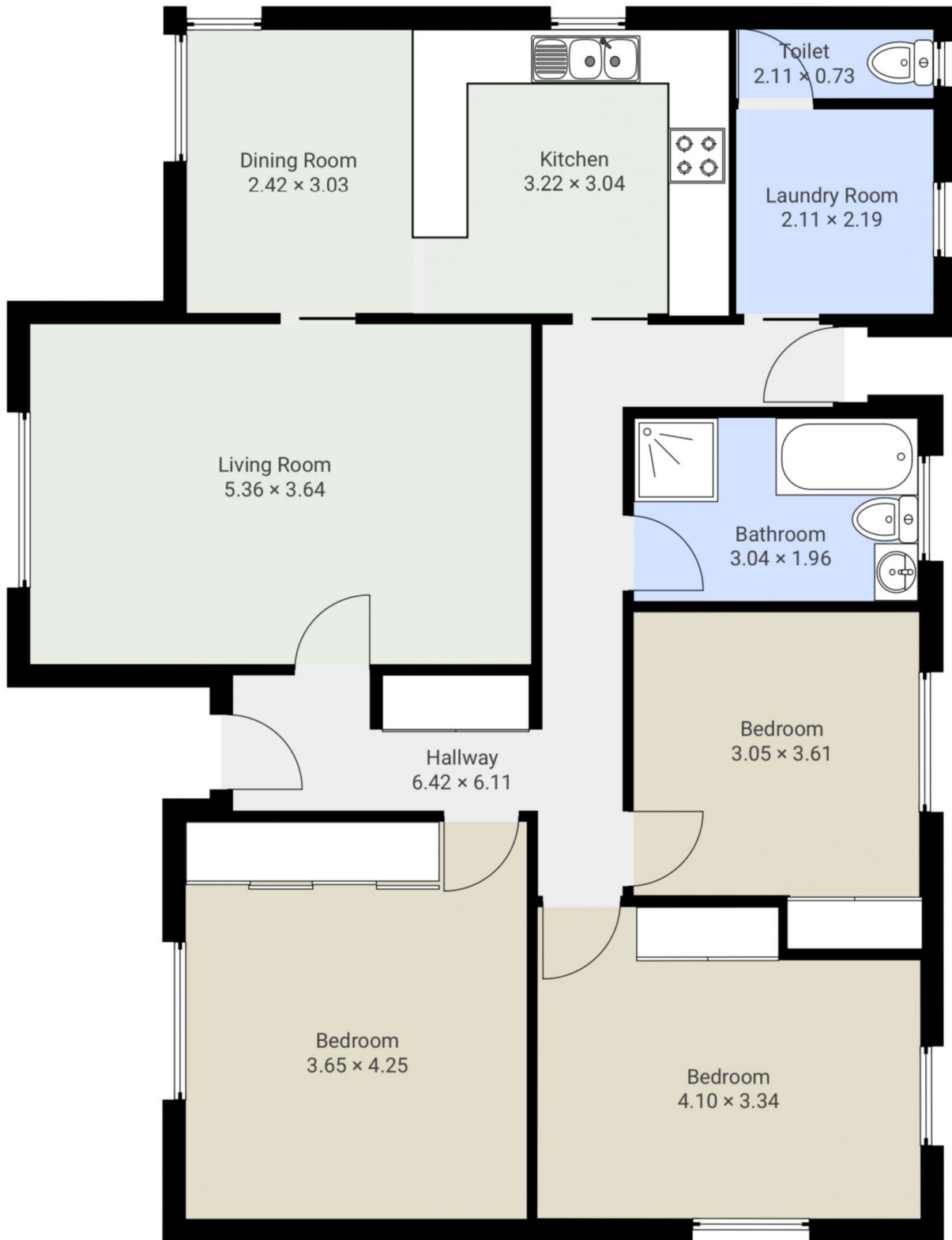
**Dominic Bushell**  
0488 905 293

# 46 Younger Street, Warrnambool

46 Younger Street, Warrnambool  
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



**Luke Williams**  
real estate